

CALIFORNIA COASTAL COMMISSION

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Filed: 12/14/01
49th Day: 2/01/03
180th Day: 6/12/03
Staff: AJP-LB
Staff Report: 3/19/02
Hearing Date: 4/9-12/02
Commission Action:

W15J**RECORD PACKET COPY****STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-01-470**APPLICANT:** Los Angeles County Department of Beaches and Harbors**PROJECT LOCATION:** Beach parking lots at Will Rogers, Venice, Dockweiler, Torrance, White Point/Royal Palms and Marina del Rey, in the County of Los Angeles.**PROJECT DESCRIPTION:** Replace "honor drop-boxes" at County owned or operated beach parking lots with "pay and display machines and/or electronic parking meters and construct a parking attendant kiosk at the beach entrance at White Point/Royal Palms beach park.**LOCAL APPROVALS RECEIVED:** Approval in Concept**SUBSTANTIVE FILE DOCUMENTS:** CDP #5-01-167(Los Angeles County)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission approve the proposed project with special conditions requiring the submittal of parking lot user survey documenting the purpose of trip, length of stay, destination, and frequency of visits of visitors using the metered spaces, within two years from the date of Commission action, a condition requiring that any change to the proposed program will require Executive Director review to determine if an amendment to the permit, or a new permit, will be required, and construction debris responsibility. As conditioned, the project can be found consistent with the Coastal Act.

STAFF RECOMMENDATION:**I. MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-01-470**

Staff recommends that the Commission make the following motion and adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-01-470 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Parking Meter User Survey

The County shall submit, for the review and approval of the Executive Director, no later than 24 months from the date of approval of this permit, a parking study documenting parking utilization of the short-term metered spaces located at Will Rogers Lot No. 3, and Dockweiler's Hyperion and Grand Avenue lots (see Exhibit No. 4). The parking study shall include at least two non-consecutive summer weekends between June 1 and September 15, but not including Memorial Day and Labor Day. The parking study shall document purpose of trip, length of stay, destination, and frequency of visits.

2. Agreement for any future Changes

With the acceptance of this permit the applicant agrees that any change in the rate charged for parking, the number of short term spaces or method of fee collection will require Executive Director review to determine if an amendment to the permit or a new permit will be required.

3. CONSTRUCTION RESPONSIBILITIES AND DEBRIS REMOVAL

The permittee shall comply with the following construction-related requirements:

A) Any and all debris resulting from construction activities shall be removed from the site within 10 days of completion of construction;

B) PRIOR TO ISSUANCE OF A COASTAL DEVELOPMENT PERMIT, the applicant shall identify in writing, for the review and approval of the Executive Director, the location of the disposal site of the demolition and construction debris resulting from the proposed project. Disposal shall occur at the approved disposal site. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The Los Angeles County Department of Beaches and Harbors is proposing parking management changes at 24 beach parking lots within six separate beaches owned and/or operated by the County, including the beach parking lots at Will Rogers, Venice, Dockweiler, Torrance, White Point/Royal Palms and Marina del Rey, (see Exhibit No. 3) and construction of a parking attendant kiosk measuring 5'-5" feet wide by 7"-8" long by 7'-1" high, at the entrance of White's Point/Royal Palms beach. The "honor drop-boxes" and parking attendants, which are currently being used to collect fees at the beach lots, will be replaced with automated parking revenue collecting devices. The two proposed devices are as follows:

Pay and Display machines---- where a patron pays their fee at the machine in either coins, bills, or by credit/debit card and then takes their receipt back to their vehicle and displays the receipt on their dashboard.

Electronic Parking Meter—these include single, and multiple space meters, where the patron enters the parking space and deposits coins to cover the time period they will be parked.

The Pay and Display machines measure approximately 36 inches high, 24 inches wide, and 18 inches in depth. The machines will be placed on a pedestal providing an overall height of approximately 5.5 to 6 feet (similar in overall dimensions to the existing "honor drop-boxes").

The electronic parking meters will consist of either single or multi-space electronic meter, with the pedestal and head designed as a single unit. The individual units will measure approximately 4.5 feet in height, 10.75 inches in width, and 8 inches in depth.

The County will install one to four Pay and Display machines within the lots depending on the size of the lot and/or electronic parking meters. The fifty-space lot at Dockweiler 62nd St. will be converted from a drop box system to short-term meters. Three lots (Will Rogers Lot No. 3, Dockweiler Hyperion, and Dockweiler Grand Ave.) will include Pay and Display machines plus electronic short-term parking meters for 5-10 spaces within each of the three lots. One lot, located in Marina del Rey (Lot No.3), which currently has all 28 spaces metered, will have the meters replaced with new electronic meters.

The lots, except for the Marina del Rey Lot No. 3, are currently operated with an "honor drop-box" parking fee collection system during the weekday, and parking attendants during the weekend. The proposed pilot program will replace the "honor drop-boxes" and the parking attendants as parking fee collectors.

The Pay and Display machines and use of meters provide the public an opportunity to pay a flat fee for all day parking or pay by 15-minute increments for short-term parking for the metered spaces. The length of stay at the metered spaces will be limited to two-hour maximum time limits. The lots operating hours vary from lot to lot depending on location and popularity. The hours are generally from 6:00 a.m. to 10 p.m. or 6:00 a.m. to sunset. The proposed parking management systems will not change the hours of lot operation.

The County either owns each of the six beaches proposed for development or operates it through agreements with the State or local governments.

B. Previous Permit

In June 2001, the Commission approved a permit for a six-month pilot parking management change at three separate beach parking lots. The Pilot program included the use of three types of automated parking revenue collecting devices at: 1) 62nd Avenue Lot, at the northern end of Pacific Avenue (Playa Del Rey area); 2) Hyperion Lot, along Vista Del Mar (El Segundo area) and; 3) Grand Avenue Lot, along Vista Del Mar (El Segundo area). The three collection devices included the following:

Pay-by-Space machines—where a patron records their parking space number at the machine and then pays their fee in coins, bills, or by credit/debit card.

Pay and Display machines---- where a patron pays their fee at the machine in either coins, bills, or by credit/debit card and then takes their receipt back to their vehicle and displays the receipt on their dashboard.

Electronic Parking Meter—these include single, and multiple space meters, where the patron enters the parking space and deposits coins to cover the time period they will be parked.

The County proposed the pilot program to determine the best collection system to improve and replace their existing deteriorating collection boxes. The County selected the Pay and Display machines and/or electronic meters to replace the honor drop-box or parking attendant, and will replace lots with existing meters with new electronic meters. In December 2001, the County submitted a permit application for the continued operation of the parking management system at the three pilot program beach lots, and included 21 additional beach lots to change or upgrade the existing parking management system at those lots.

The County has also submitted a separate permit application to the South Central Coast District office for similar parking management system changes for lots at Nicholas Canyon, Zuma, Point Dume, Malibu lagoon, and Topanga Beach.

C. Public Access

Section 30210 of the Coastal Act states, in pertinent part:

...maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided

The Commission, in reviewing proposals to change methods of regulating parking at public beaches has been concerned with two issues: whether the change in methods of collecting fees will be accompanied by significant changes in hourly rates, and whether a change from a long-term all day parking system could result in the displacement of beach visitors by customers of restaurants and other commercial establishments,

The County is proposing to change the public beach/marina parking lot collection fee system at 24 lots within six beach areas (see Exhibit No. 3). The proposed beach areas extend from Will Rogers beach in the Pacific Palisades area in the north, to White Point/Royal Palms in San Pedro to the south (see Exhibit No. 1 & 2).

The 24 lots vary in size from 50 to 598 spaces (see Exhibit No. 4 for lot size and layout). The current parking rates within the lots during unstaffed periods during the summer and winter is \$2.00. For staffed periods the rate ranges from \$5.00 to 6.00 during the weekday, and \$6.00 to \$6.75 during the weekend. Existing meter rates are \$0.25 per 15 minutes. With the proposed parking fee collection system the flat rate will be consistent with the current maximum summer rate of \$5.00 to \$6.75, and the meter rate will remain the same as the current rate.

Although the winter rate will increase from \$2.00 to the rate the proposed flat rates will not increase over the maximum summer rates of \$5.00 to 6.75 that is currently charged at the lots. These rates are consistent with the beach parking lot within neighboring Cities. Furthermore, as an alternative to the flat rate, the County is proposing to provide a limited number of metered spaces within three beach lots (Will Rogers Lot No. 3, Dockweiler's Hyperion and Grand Ave. lots) to allow short-term parking. There will be 5 metered spaces at the 475-space Dockweiler Hyperion lot, and 10 metered spaces at each of the other two lots – the 93-space Dockweiler Grand Ave lot and 598-space Will Rogers Lot No. 3 (the meters have been installed within the Grand Ave and Hyperion Lots under the pilot program approved under CDP no. 5-01-167). The County is providing short-term parking spaces within the parking lots in response to public demand for parking options for people, such as, joggers, surfers, and people on lunch-breaks, who regularly come to the

beach for one to two hours and do not want to continuously pay the flat rate. The County selected the three lots (2 Dockweiler lots and 1 Will Rogers lot) to include a limited number of meters based on limited availability of street parking that would normally provide convenient public short-term parking. The County believes that 5-10 metered spaces will be adequate to meet the current demand for short-term spaces.

In addition, the County will convert a 50-space lot at 62nd Street from drop-box to all meters (the lot was one of the pilot program lots approved under CDP no. 5-01-167).

Theoretically, people parking at the metered spaces could pay a higher rate of \$12.00 to \$14.00 for all day parking based on the metered rate of \$0.25 per 15 minutes, however, according to the County, for the 62nd St. lot, due to the lot's small size and location away from the main beach access corridor (Culver Boulevard and Vista Del Mar), the lot is not heavily used and is generally used only for short-term parking by fisherman, sightseers, and strollers. Therefore, the County states that short-term parking is the most appropriate option for this lot. Moreover, people looking for long-term parking in the area can park along nearby Pacific Avenue, which provides free parking, or travel a little further to one of the other public lots along Dockweiler beach, or use the on-street parking along Vista Del Mar. Furthermore, according to the County, during the pilot program, people continued to use the lot and the meters were favorably received.

The parking management program at the other 19 lots will change from a collection device in which the patron inserted money into a drop-box to inserting money into an electronic machine and receiving a ticket to display on the automobile's windshield. The new collection device will not significantly change the current operating system. Therefore, for the 19 lots, the method of fee collection will remain basically the same and will not adversely impact access since the rates will not increase over the rate currently charged during the summer. Although the winter rate will increase from \$2.00 to \$5.00 to 6.75, the cost is consistent with rates currently charged at beach lots and during the winter, public use of lots is not heavy, so the rate increase will not significantly impact access.

However, three lots will change from drop-box machines to Pay and Display machines and convert 5-10 spaces to metered spaces to provide the public the option of short-term parking within the lots. Converting spaces that were available as long-term spaces to short-term metered spaces could have a beneficial effect on public access by increasing the user turnover of the spaces by providing beach goers that only plan on staying a couple of hours an alternative to paying the higher flat rate., whereby increasing the number cars/people using the spaces throughout the day. However, short-term spaces within parking public beach parking lots could be usurped by patrons of nearby commercial development, precluding use of the spaces for coastal access if the lots are located in commercial areas. In the case of the four lots proposed to provide meters, including the 62nd Street lot in Playa del Rey, the lots are located in areas that are not commercially developed, therefore, the spaces will not be usurped by any commercial development.

However, at this time, the County has not conducted any surveys to demonstrate that the short-term spaces will be used by the public and will not, through a lack of use, in effect, reduce the number of spaces within the lot. However, because of the small number of spaces that are being converted to metered, the potential impact is not significant, however, the applicant should conduct a survey to monitor the metered spaces to collect information as to their use to determine if there is a demand for metered spaces so that any future changes to these lots or future changes to other County lots can be supported by empirical information. Therefore, special condition no. 1 requires the applicant to conduct a user survey, to determine the duration of use, purpose, and frequency of use. The survey should be conducted during the peak user period, which is during a summer weekend (between June 1 and September 15), and should include at least two non-consecutive weekends. The survey shall be required to be submitted to the Executive Director within two years from the date of Commission approval of this permit.

Special condition number two places the applicant on notice that any change to the proposed pilot program, including changes in the number of short term spaces will need to be reported to the Executive Director to determine if an amendment to this permit is necessary or whether a new permit will be required. Therefore, the Commission finds that, as conditioned, the proposed development will be consistent with Section 30210 of the Coastal Act.

D. Coastal Views

Section 30251 of the Coastal Act states in part that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The proposed project locations for the parking management machines are within existing public beach parking lots that are located along sandy beaches or adjacent to the marina (Marina del Rey). Coastal views of the beaches, coastline or marina are generally available from or across the parking lots. Development within the parking lots could interfere with these views. However, the proposed parking management devices are small in scale (see Exhibit No. 6 and 7) and smaller than the existing devices (see Exhibit No. 5). The Pay and Display machines will stand approximately 5.5 to 6 feet in high, 18 inches in width. Furthermore, the new Pay and Display machines will replace old dilapidated drop-boxes that are unsightly. The new meters are approximately 4.5 feet in height and will be multi-space meters, whereby taking up less area than single meters. Moreover, the small size of the meters within a parking lot will not be significantly obtrusive and interfere with coastal views.

The proposed kiosk at White Point/ Royal Palms beach will measure approximately 5'-5" feet wide by 7"-8" long by 7'-1" high and will be located at the top of the bluff top entrance to beach lot located at the base of the bluff. The bluff top is currently developed with a historical fountain, parking lot, children's playground, and restrooms. Because of the small size of the kiosk, the kiosk will not have a significant impact on coastal views from along the bluff top. Furthermore, although multiple structures of this size could have a negative impact cumulatively, there is no reason to anticipate that the County will request permission to install any additional structures, as one serves the intended purpose.

The Commission, therefore, finds that the proposed project will be consistent with Section 30251 of the Coastal Act.

E. Control of Polluted Runoff

Section 30231 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project will be sited within existing paved parking lots. However installation of the parking management devises will generate debris that, if not properly disposed of, could adversely impact water quality by contaminating surface runoff. Therefore, to ensure that all construction debris is adequately disposed of a special condition is necessary requiring the removal and proper disposal of all construction debris. The Commission, therefore, finds that the proposed development is consistent with Section 30231 of the Coastal Act.

F. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The proposed project site is located in six separate planning areas within three local government jurisdictions (City of Los Angeles, City of Torrance and County of Los Angeles). Of the six separate beach areas proposed for development by this permit the only areas with a certified Land Use Plan or Local Coastal Plan are San Pedro (City of Los Angeles) and Marina del Rey (Los Angeles County).

As proposed the project will not adversely impact coastal resources or access. The Commission, therefore, finds that the proposed project, as conditioned, will be consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the ability of the Cities to prepare Local Coastal Programs consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

G. California Environmental Quality Act

Section 13096 of the California Code of Regulations requires Commission approval of a CDP application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect that the activity may have on the environment.

The proposed project, as conditioned, has been found to be consistent with the public access policies of the Coastal Act. There are no negative impacts caused by the proposed development which have not been adequately mitigated. Therefore, the Commission finds that the proposed project, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.



EXHIBIT NO.	1
Application Number	5-01-470
	Vicinity Map
California Coastal Commission	

LOS ANGELES AREA

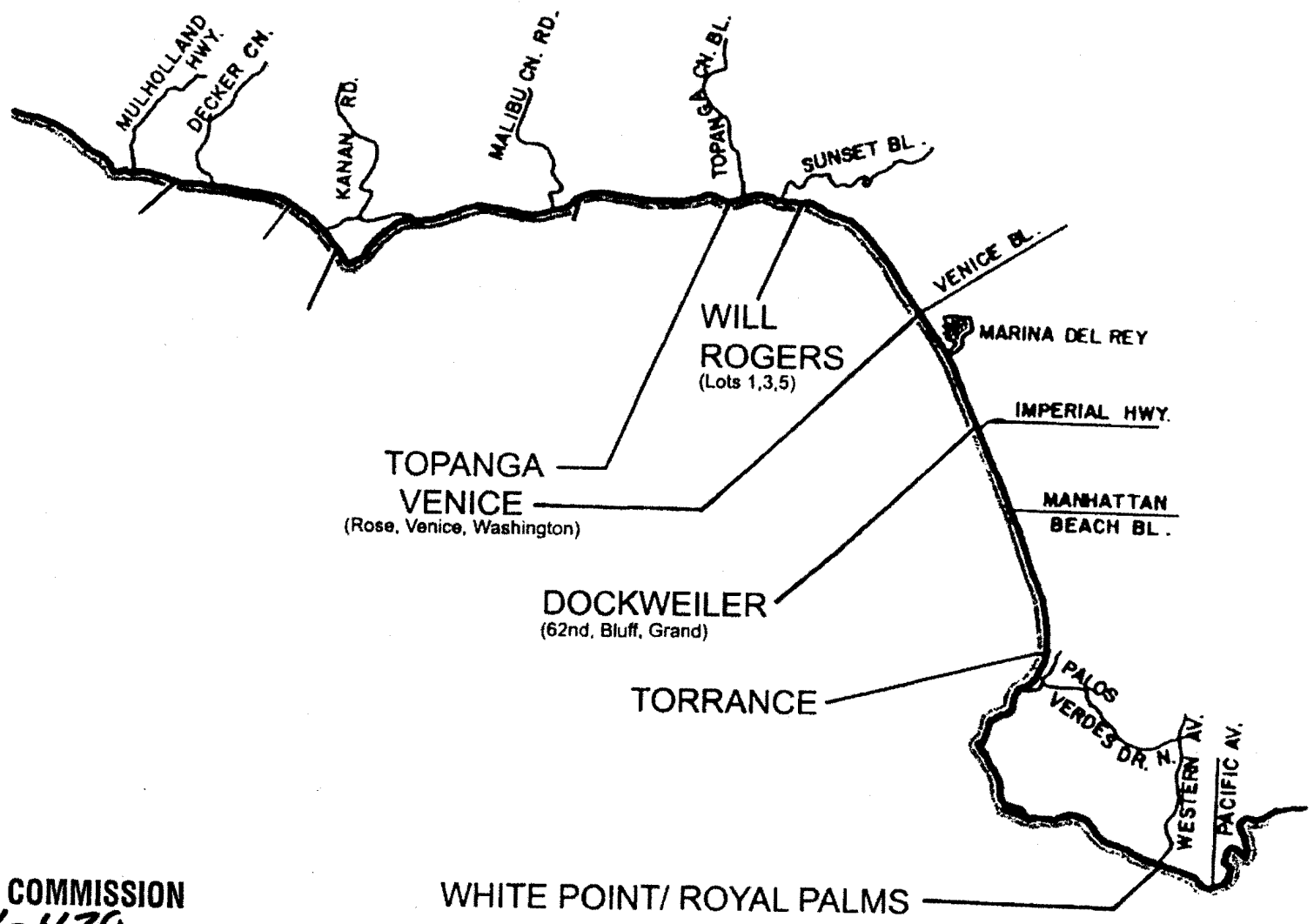
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O C E A N

Los Angeles County Department of Beaches and Harbors PARKING MANAGEMENT PROJECT



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The following are the existing equipment at each beach parking lot and the proposed equipment to be installed during the project:

Beach Parking Lot	Existing Equipment (to be removed/replaced)	New Equipment
Will Rogers—Lot #5 17770 PCH, Pacific Palisades	One (1) honor drop-box One (1) parking kiosk	One (1) <i>Pay and Display</i> machine One (1) parking kiosk
Will Rogers—Lot #3 15800 PCH, Pacific Palisades	One (1) bill collector	Two (2) <i>Pay and Display</i> machines • Five (5) <i>Electronic Parking Meters</i>
Will Rogers—Lot #1 14800 PCH, Pacific Palisades	Two (2) honor drop-boxes One (1) parking kiosk	Two (2) <i>Pay and Display</i> machines One (1) parking kiosk
Venice—Rose Ave. 300 Ocean Front Walk, Venice	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Venice—Washington Blvd. 3100 Ocean Front Walk, Venice	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Venice—Venice Blvd. 2700 Ocean Front Walk, Venice	One (1) bill collector One (1) parking kiosk	One (1) <i>Pay and Display</i> machine One (1) parking kiosk
Dockweiler—62nd St. 62 nd St., Playa del Rey	• Five (5) multi-space <i>Electronic Parking Meters</i>	None (equipment installed during the pilot to remain in place)
Dockweiler—Bluff (Hyperion) 12003 Vista del Mar, Playa del Rey	Four (4) <i>Pay and Display</i> machines • One (1) multi-space <i>Electronic Parking Meter</i>	None (equipment installed during the pilot to remain in place)
Dockweiler—Grand Ave. 6200 Vista del Mar, El Segundo	Two (2) <i>Pay and Display</i> machines • Five (5) <i>Electronic Parking Meters</i>	None (equipment installed during the pilot to remain in place)
Torrance 387 Paseo de la Playa, Torrance	None	Four (4) <i>Pay and Display</i> machines
White Point/Royal Palms 1799 Paseo del Mar	None	Three (3) <i>Pay and Display</i> machines Parking kiosk

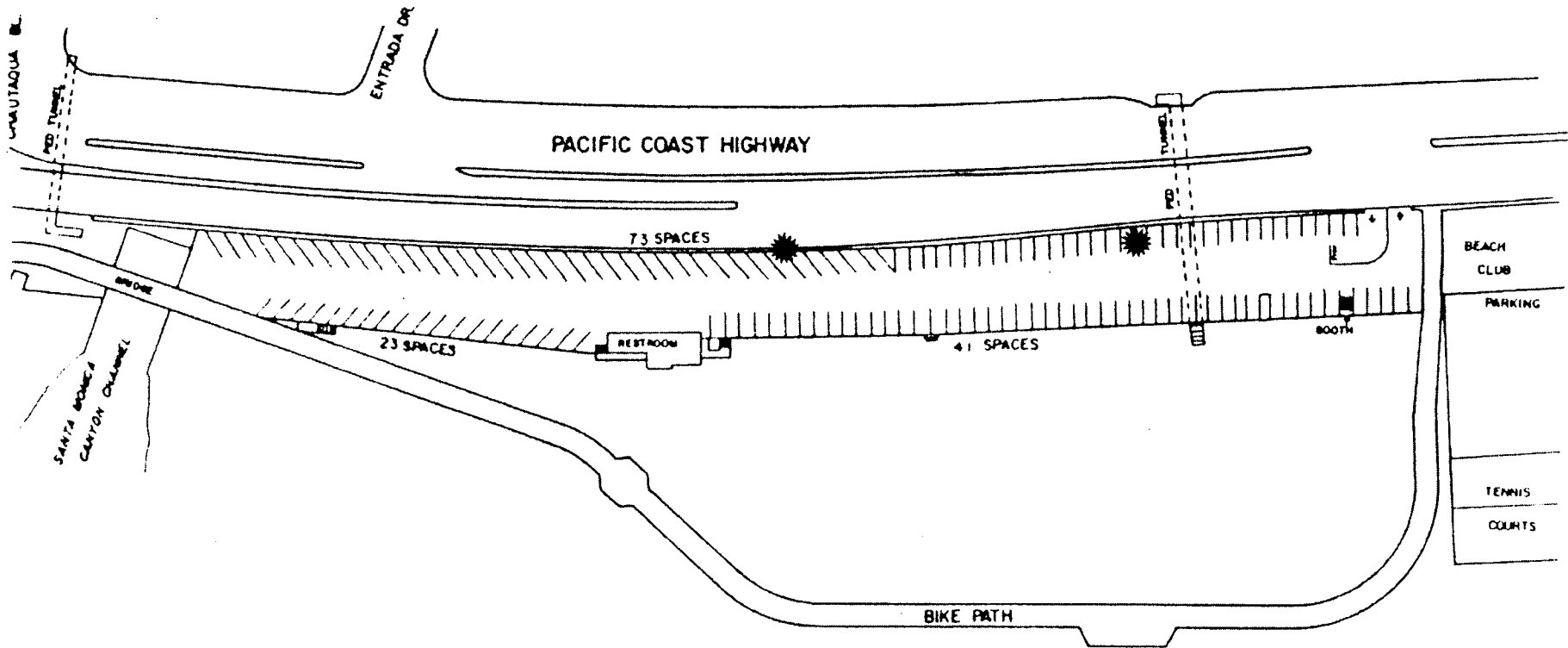
In Marina del Rey, bill collectors at the entrance to the public parking lots will be replaced with *Pay and Display* machines. In addition, a *Pay and Display* machine will replace an existing honor drop-box at Burton Chace Park near the guest docks for use by transient boaters when the Chace Park office is closed. The following lots in the Marina will be affected:

Marina del Rey Parking Lot	Existing Equipment (to be removed/replaced)	New Equipment
Lot #2—Launch Ramp 13477 Fiji Way	Two (2) bill collectors	Two (2) <i>Pay and Display</i> machines
Lot #3—North Jetty 4601 Via Marina	26 Single-space parking meters 2 Double-space parking meters	28 (twenty eight) <i>Electronic Parking Meters</i>
Lot #4—Visitor's Center 13500 Mindanao Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #5 4545 Admiralty Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #7 4350 Admiralty Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #8 4220 Admiralty Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #9 14101 Palawan Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #10—Marina Beach 4101 Admiralty Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #11 14101 Panay Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #12 14151 Marquesas Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #13 4601 Via Marina Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Lot #14 4752 Via Marina Way	One (1) bill collector	One (1) <i>Pay and Display</i> machine
Burton Chace Park (Transient Docks) 13650 Mindanao Way	One (1) honor drop box	One (1) <i>Pay and Display</i> machine

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PARKING LOT NO. 1 HAUTAQUA BL.
WILL ROGERS STATE BEACH

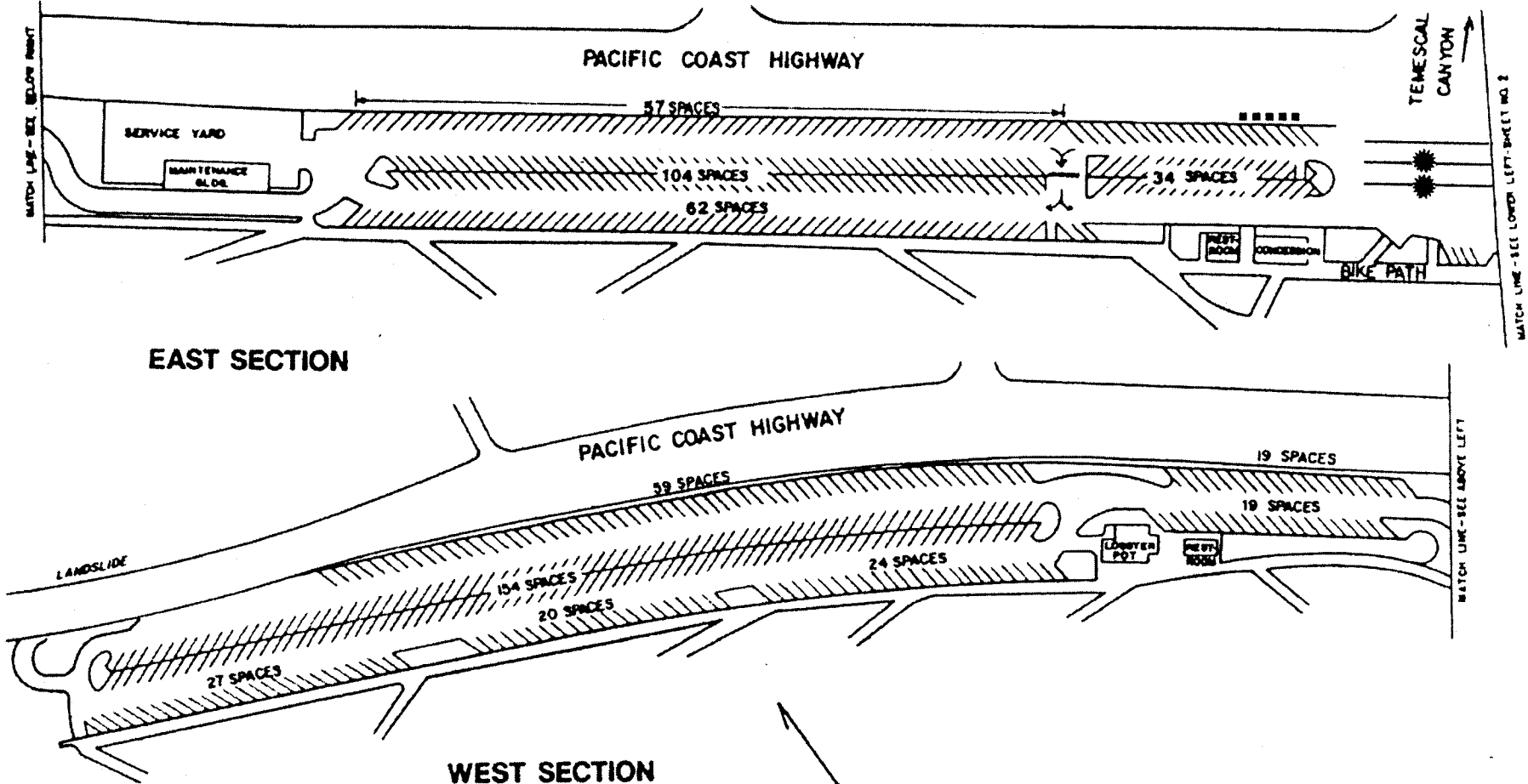


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- ☀ Proposed Pay and Display Machine
- Existing Parking Kiosk (to be replaced)

REGULAR SPACES	145
HANDICAPPED	4
TOTAL	149

PARKING LOT NO. 3 TEMESCAL CANYON WILL ROGERS STATE BEACH



EAST SECTION

WEST SECTION

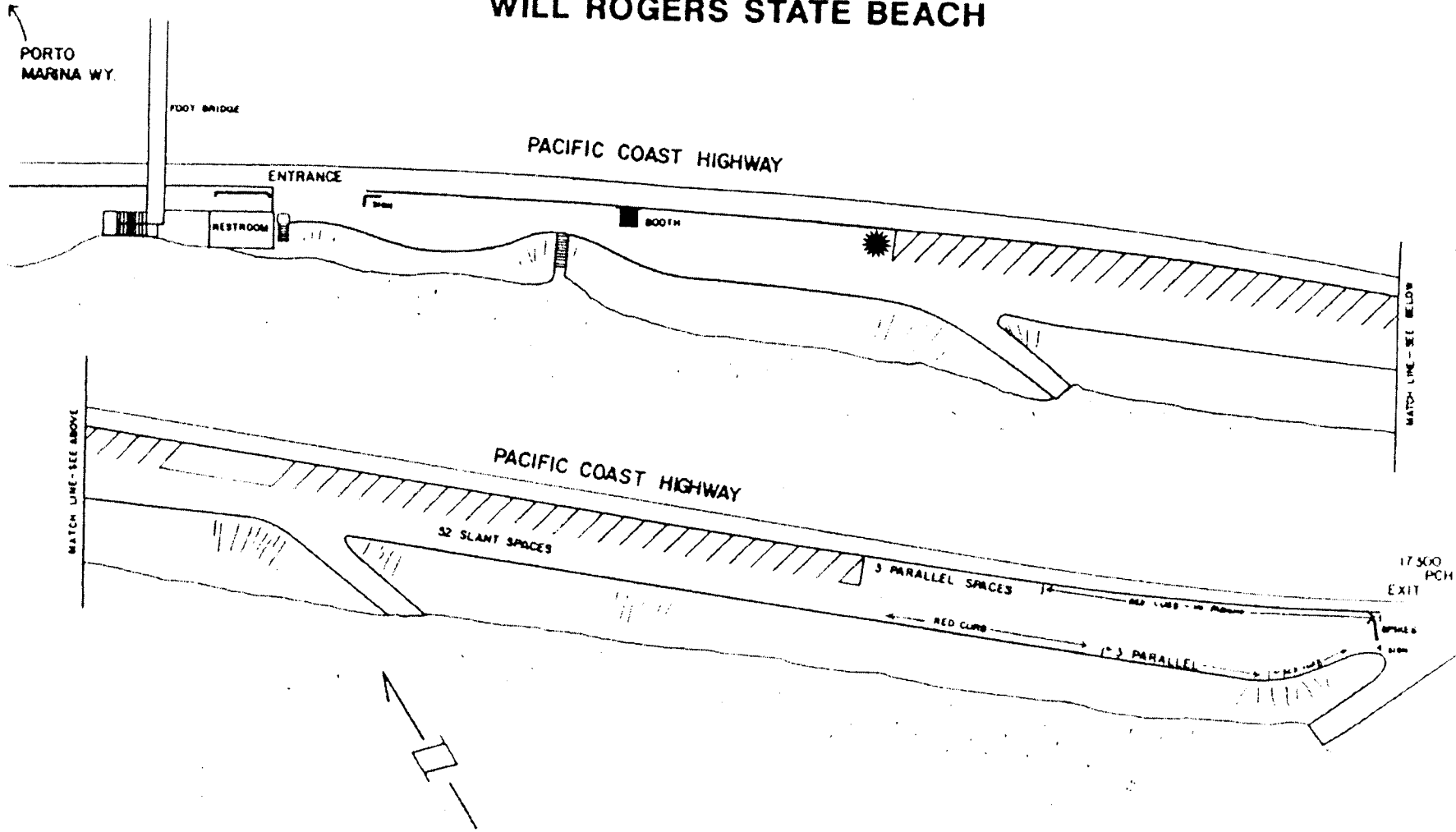
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- ☼ Proposed Pay and Display Machine
- Proposed Electronic Parking Meter

REGULAR SPACES	598
HANDICAPPED	0
TOTAL	598

CASTLE ROCK (PARKING LOT #5) WILL ROGERS STATE BEACH



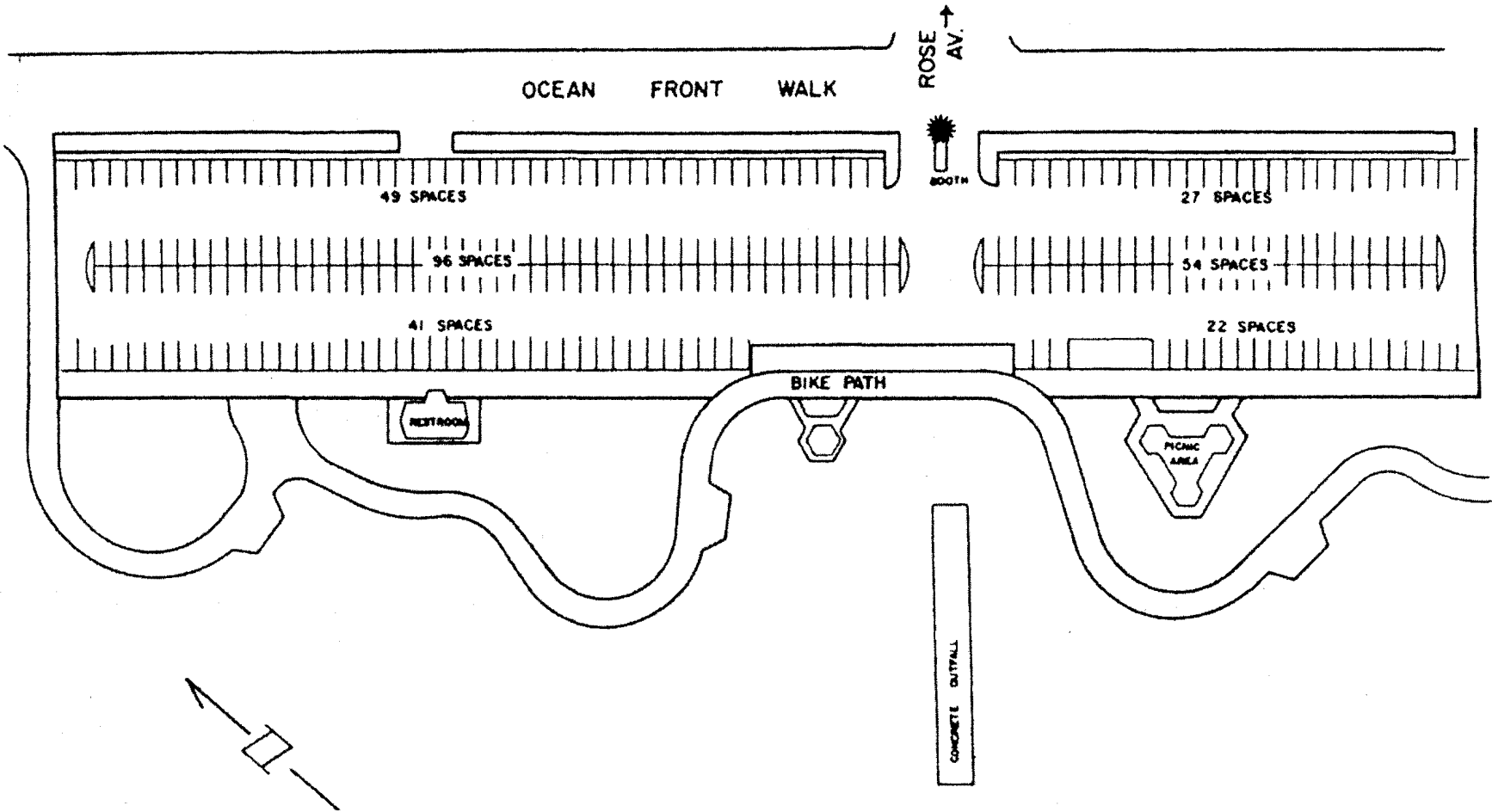
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- ☀ Proposed Pay and Display Machine
- Existing Parking Kiosk (to be replaced)

REGULAR SPACES	51
HANDICAPPED	1
TOTAL	52

ROSE AVENUE PARKING LOT VENICE CITY BEACH



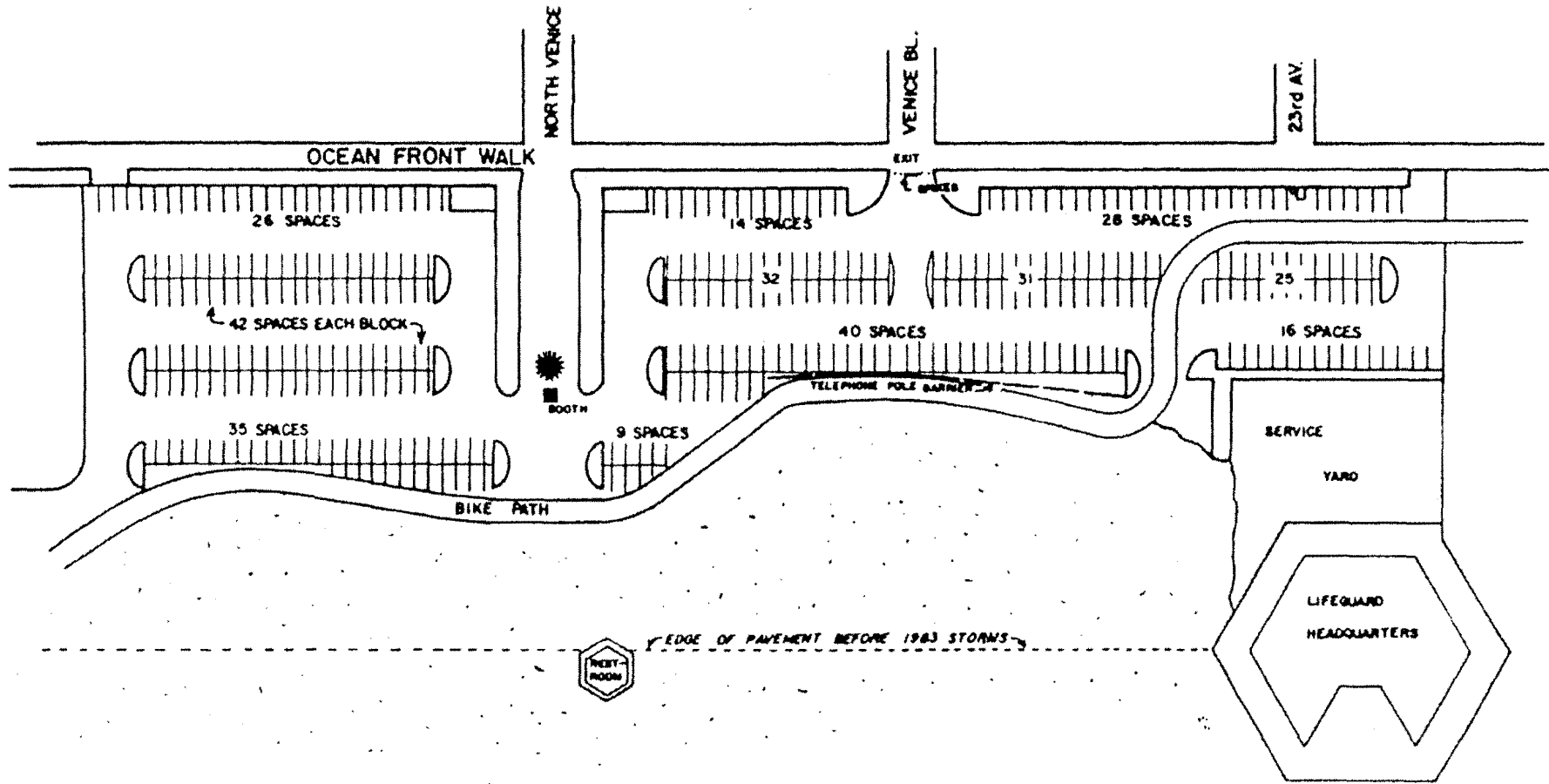
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☀ Proposed Pay and Display Machine

REGULAR SPACES	280
HANDICAPPED	6
TOTAL	286

VENICE BOULEVARD PARKING LOT VENICE CITY BEACH



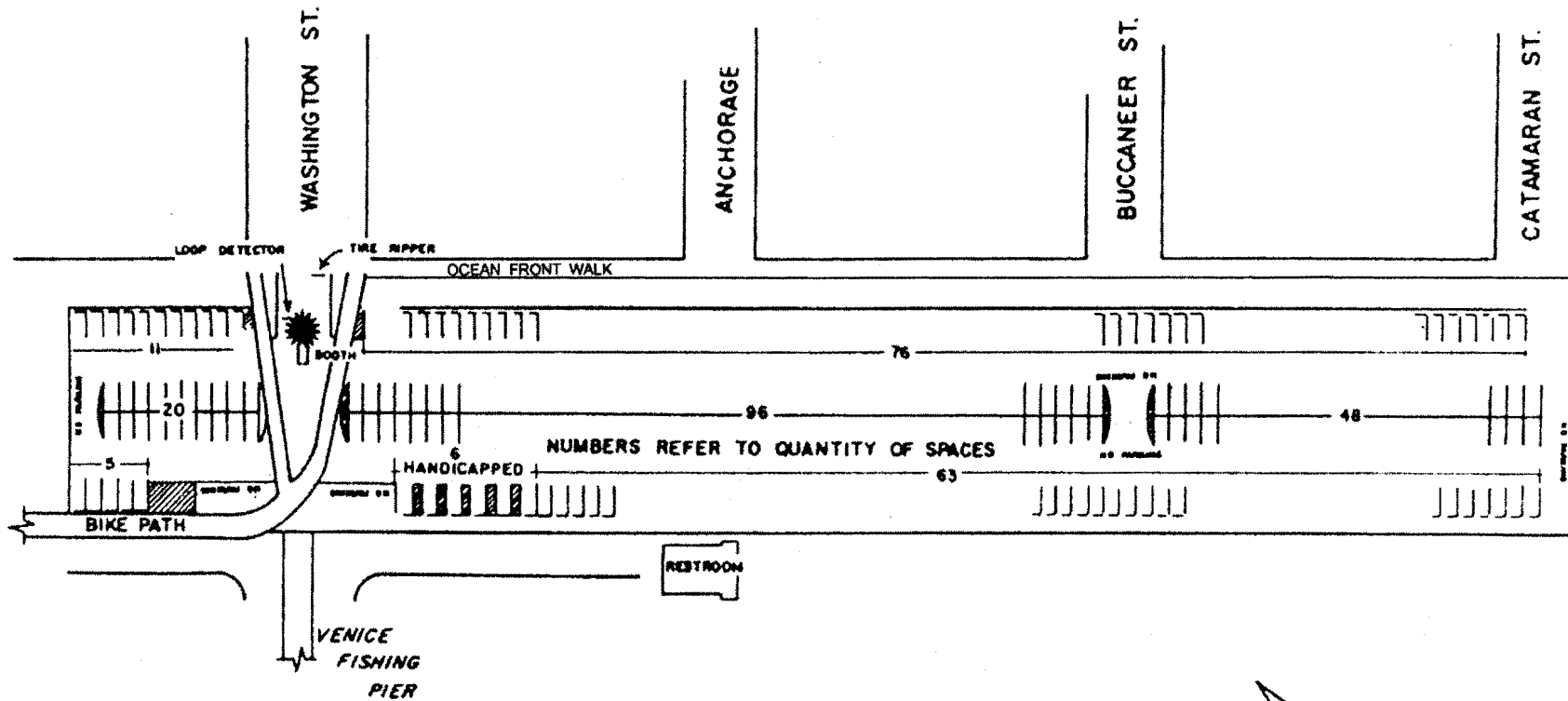
COASTAL COMMISSION

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- ☀ Proposed Pay and Display Machine
- Existing Parking Kiosk (to be replaced)

REGULAR SPACES	305
HANDICAPPED	11
TOTAL	316

WASHINGTON ST. PARKING LOT VENICE CITY BEACH



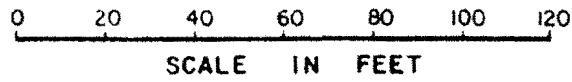
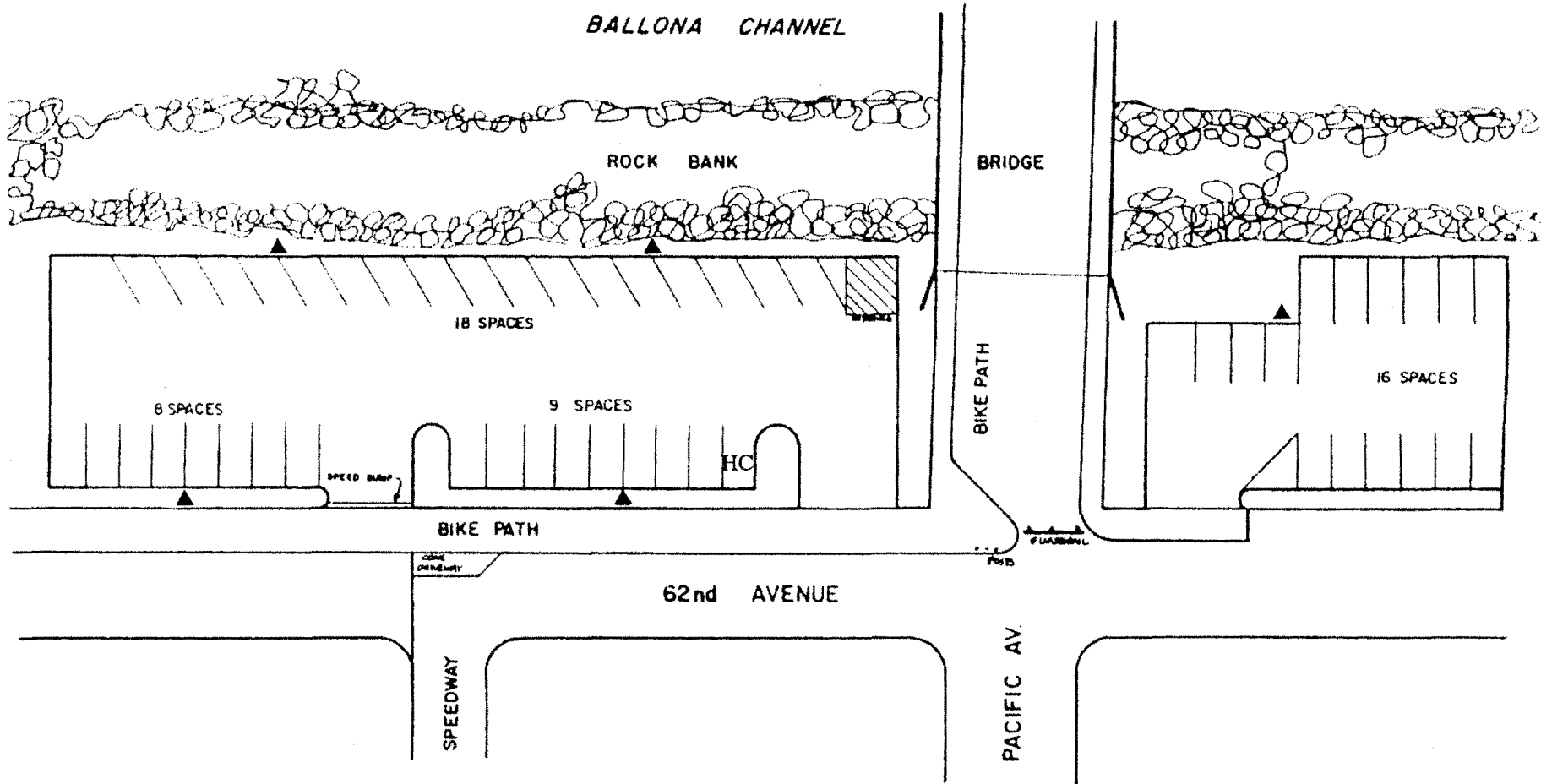
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★ Proposed Pay and Display Machine

REGULAR SPACES	299
HANDICAPPED	10
TOTAL	309

62nd STREET PARKING DOCKWEILER STATE BEACH



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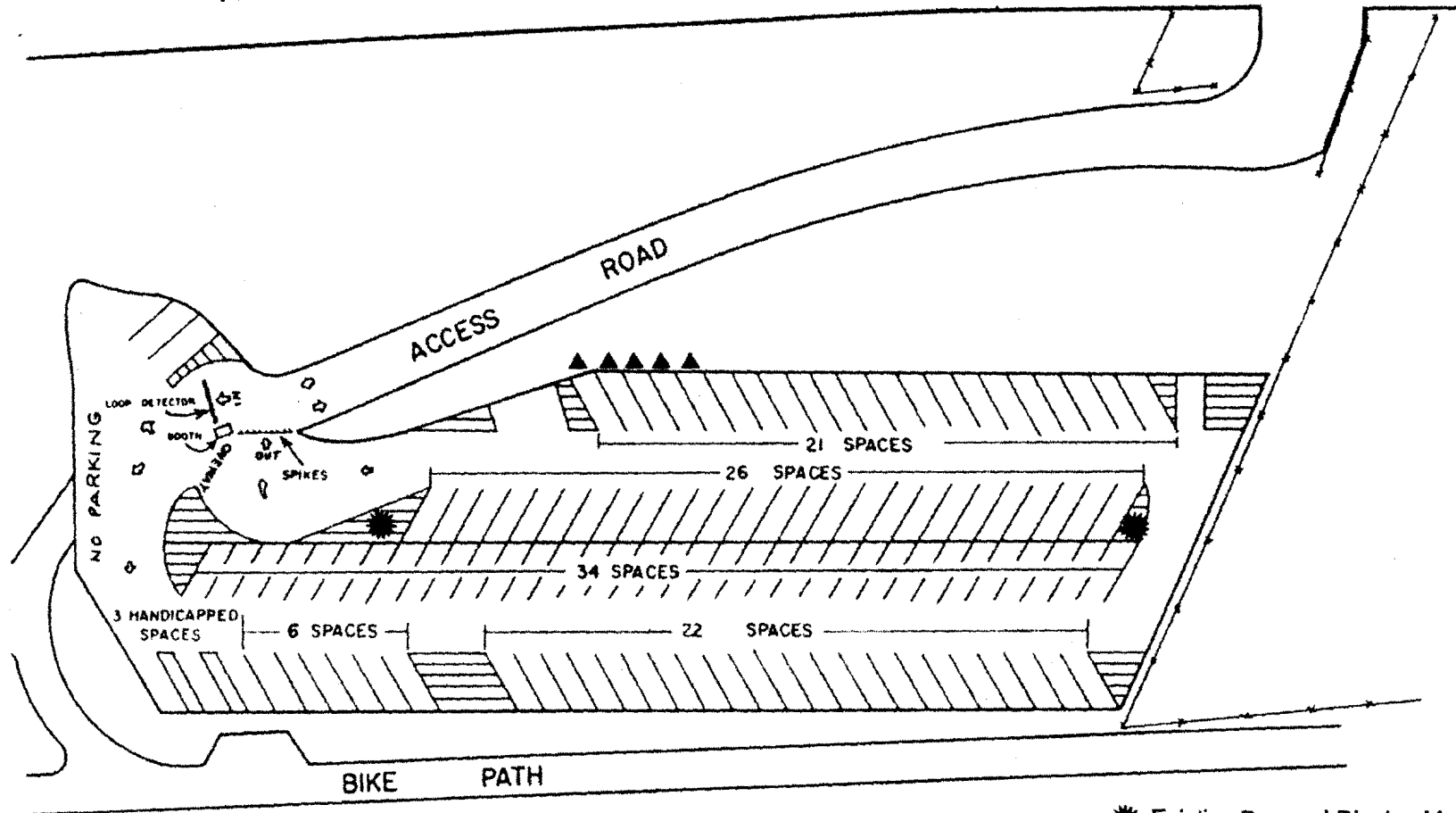
▲ Existing Multi-space
Electronic Parking Meter

REGULAR SPACES	50
HANDICAPPED	1
TOTAL	51

GRAND AVENUE PARKING LOT DOCKWEILER STATE BEACH

GRAND
AVE.

VISTA DEL MAR



0 20 40 60 80 100 120 140
SCALE IN FEET

COASTAL COMMISSION

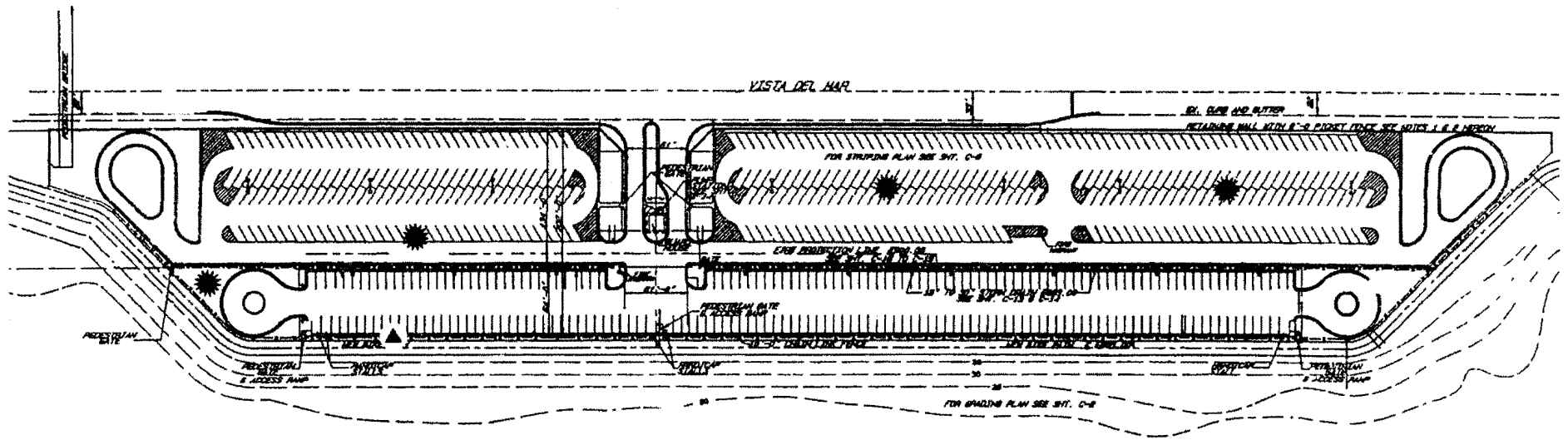
EXHIBIT #

PAGE 8 OF 24

- ☀ Existing Pay and Display Machine
- ▲ Existing Electronic Parking Meter

REGULAR SPACES	90
HANDICAPPED	3
TOTAL	93

BLUFF (HYPERION) PARKING LOT DOCKWEILER STATE BEACH



COASTAL COMMISSION

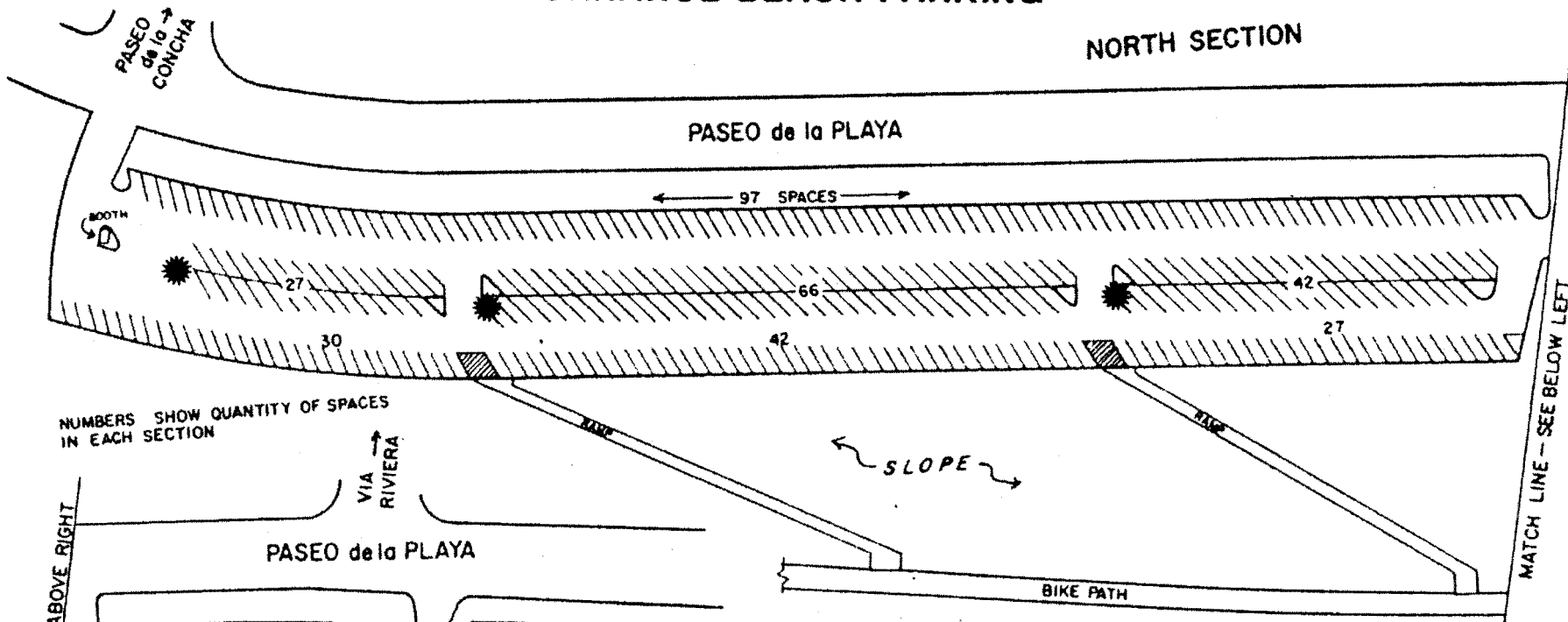
EXHIBIT # 4
PAGE 9 OF 24

- ☀ Existing Pay and Display Machine
- ▲ Existing Multi-space Electronic Parking Meter

REGULAR SPACES	468
HANDICAPPED	7
TOTAL	475

TORRANCE BEACH PARKING

NORTH SECTION



NUMBERS SHOW QUANTITY OF SPACES IN EACH SECTION

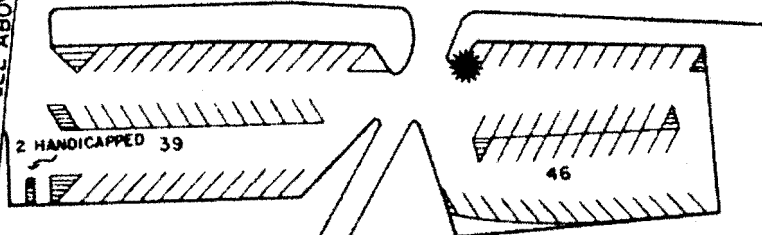
MATCH LINE - SEE ABOVE RIGHT

MATCH LINE - SEE BELOW LEFT

PASEO de la PLAYA

BIKE PATH

SOUTH SECTION



LIFEGUARD STATION/RESTROOM

CON-CESSION

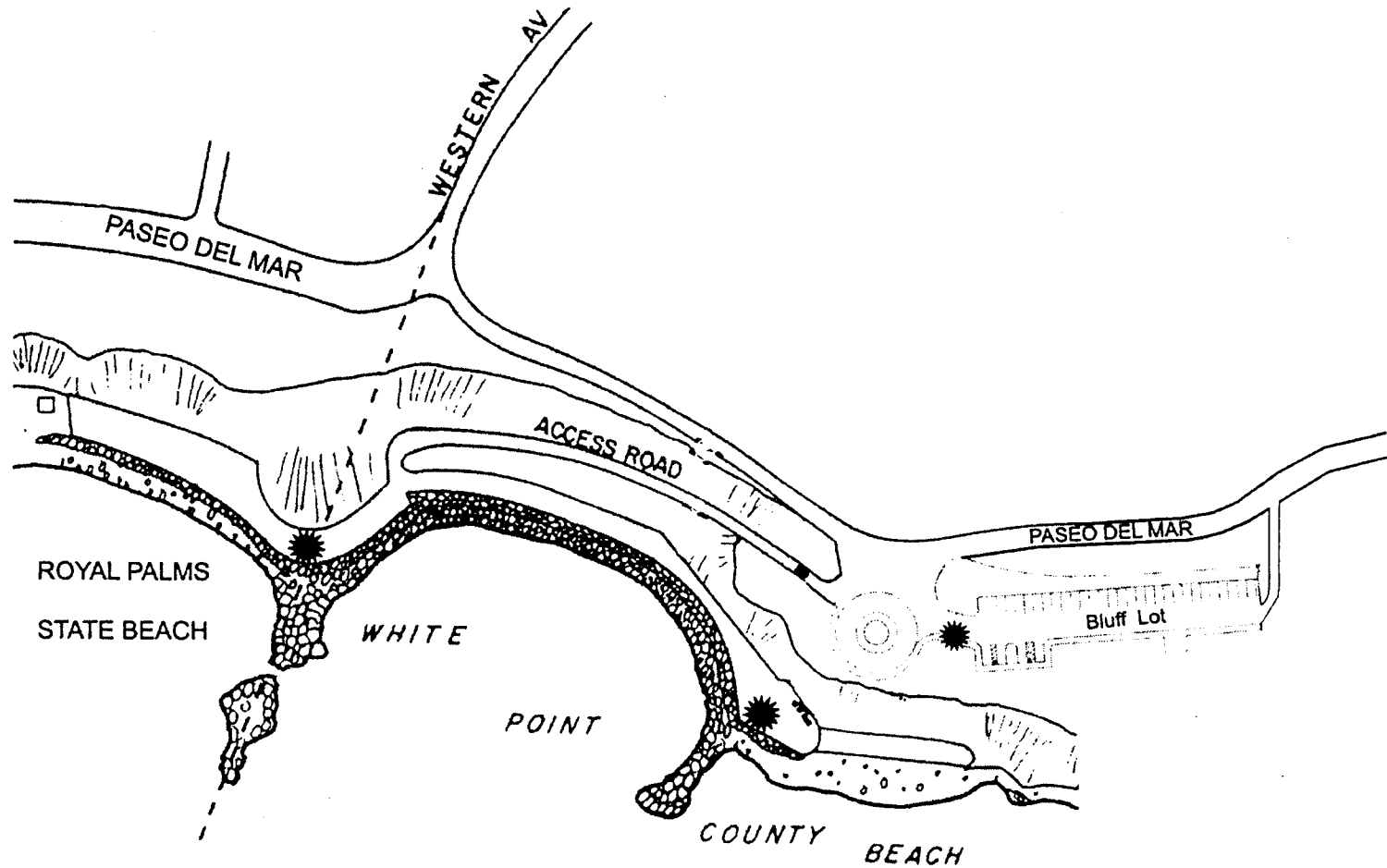
COASTAL COMMISSION

☀ Proposed Pay and Display Machine

EXHIBIT # 4
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REGULAR SPACES	378
HANDICAPPED	11
TOTAL	389

WHITE POINT / ROYAL PALMS

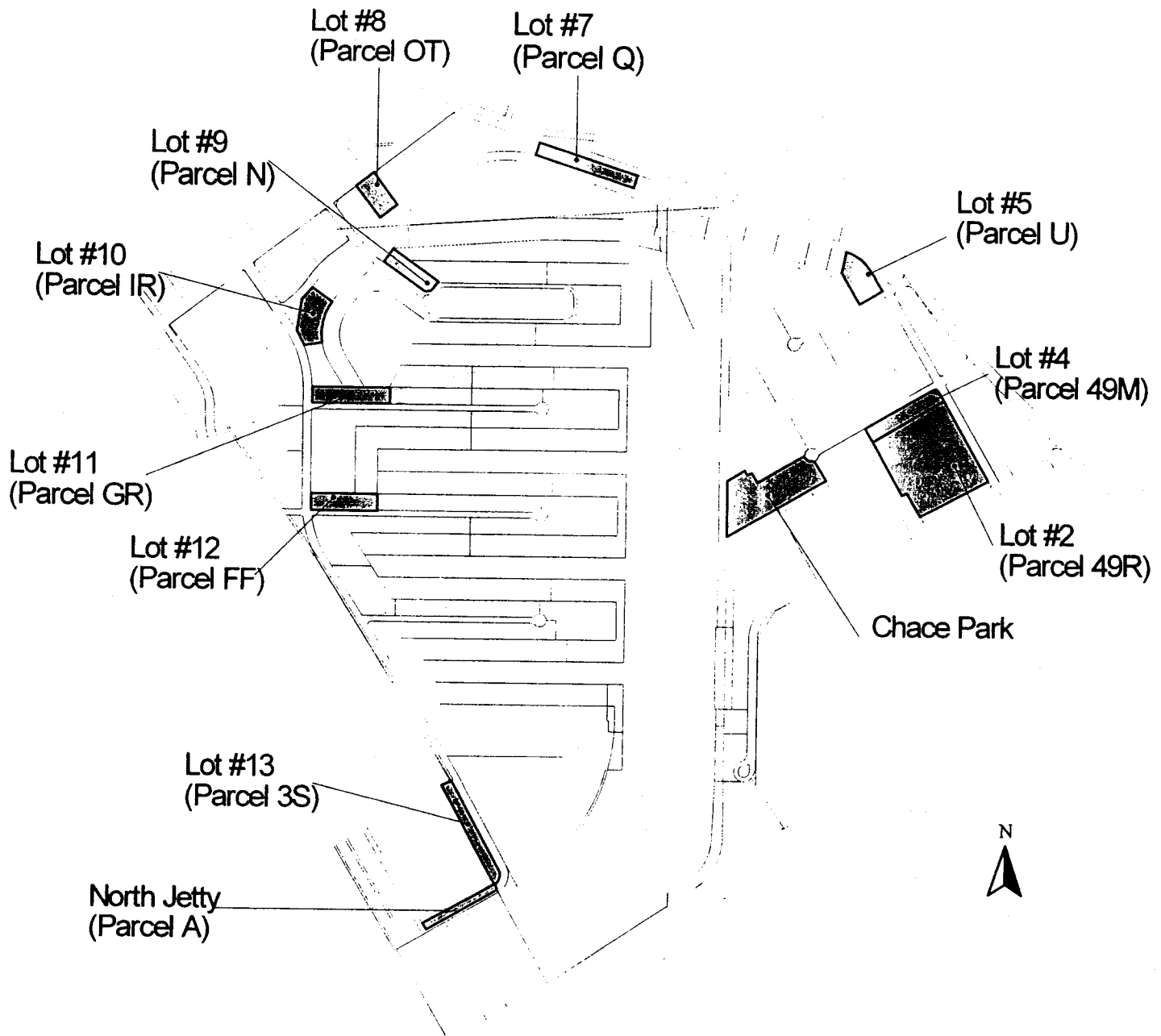


COASTAL COMMISSION

EXHIBIT # 4
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- ★ Proposed Pay and Display Machine
- Proposed Parking Kiosk

REGULAR SPACES	228
HANDICAPPED	11
TOTAL	239



Marina del Rey
PARKING MANAGEMENT PROJECT

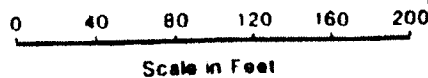
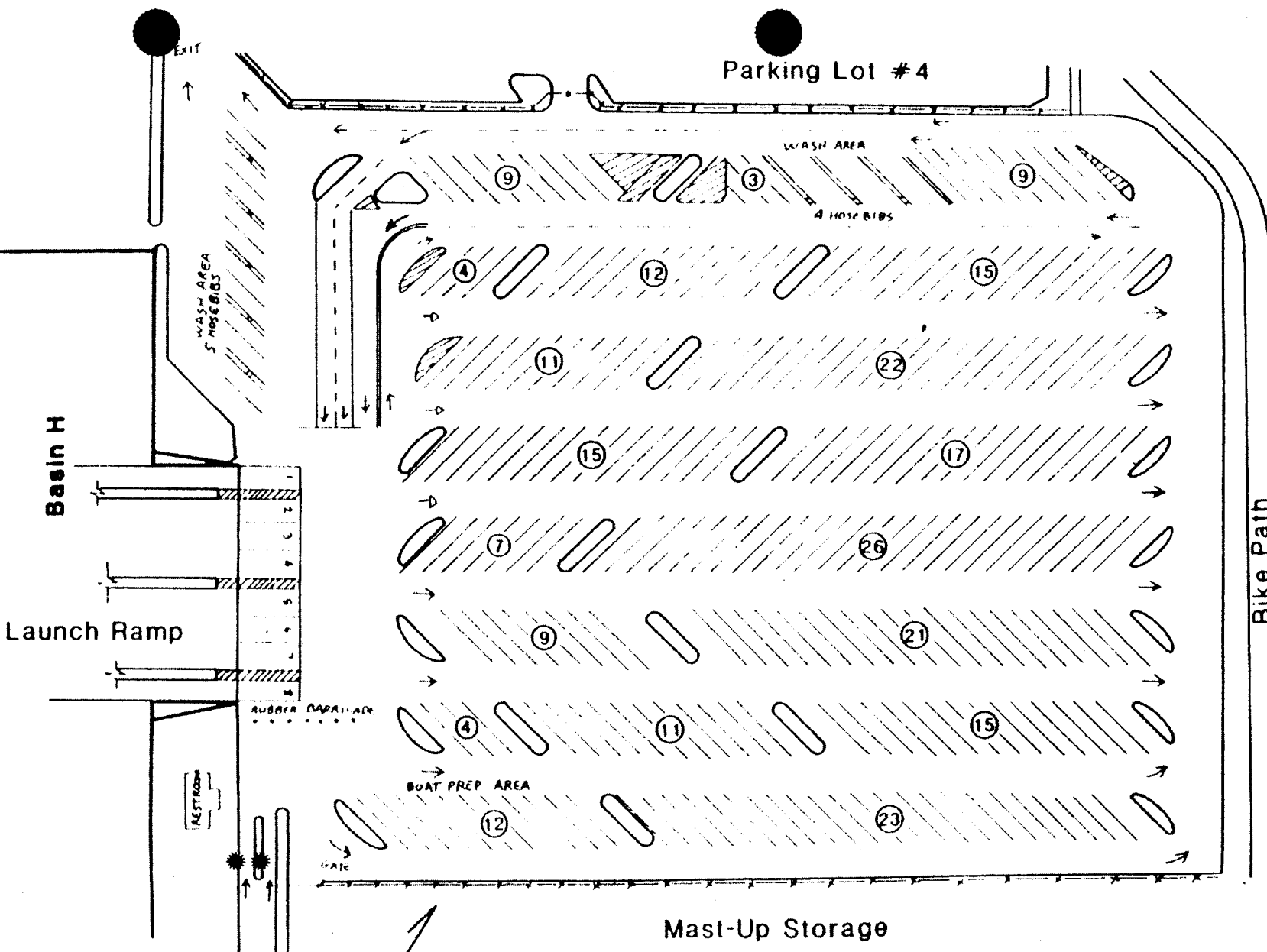
COASTAL COMMUNITY DEVELOPMENT

EXHIBIT # 4
PAGE 12 OF 24

Parking Lot #4

**Parking Lot # 2
Marina del Rey
(Parcel 49R)**

Revised 12 / 2001

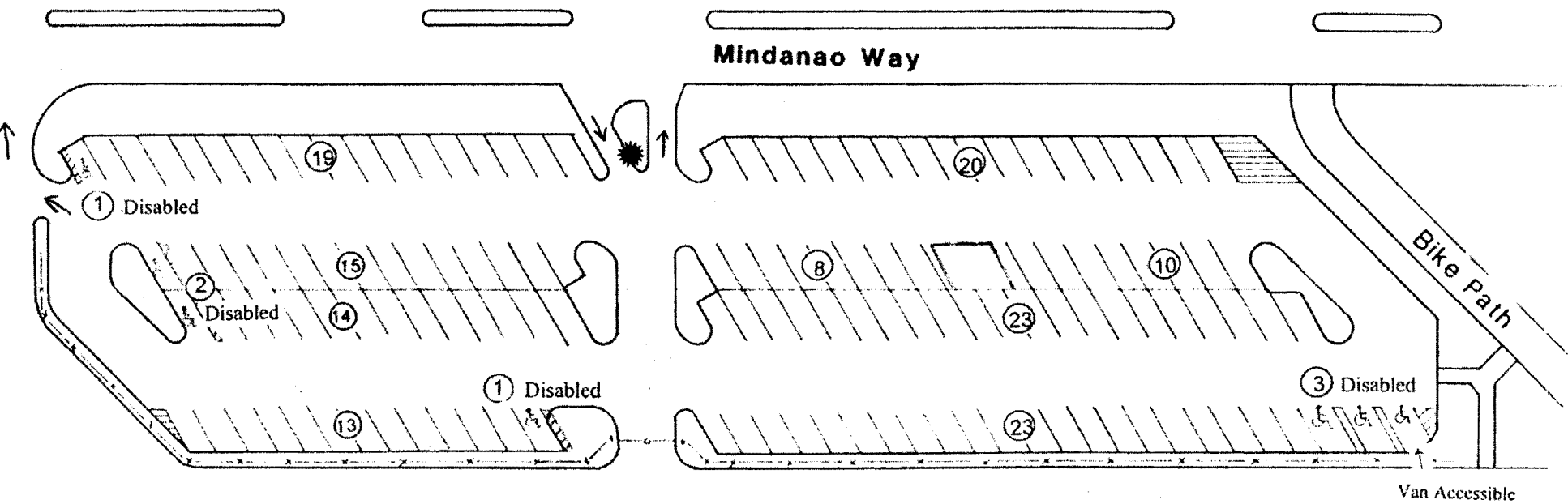


COASTAL COMMISSION

EXHIBIT # 4
PAGE 13 OF 24

★ Proposed Pay and Display Machine

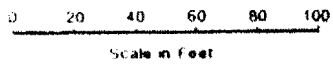
REGULAR SPACES	456
BOAT PREP	12
WASH DOWN	13
HANDICAPPED	0
TOTAL	456



Parking Lot #4 (Parcel 49M)

**12500 Mindanao Way
Marina del Rey**

L.A. County Dept. of Beaches and Harbors
Revised 12 / 2001



COASTAL COMMISSION

EXHIBIT # 4
PAGE 14 OF 24

★ Proposed Pay and Display Machine

REGULAR SPACES	145
HANDICAPPED	7
TOTAL	152

Parking Lot #5 (Parcel U)

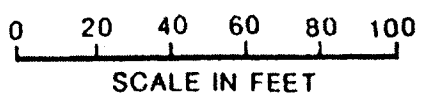
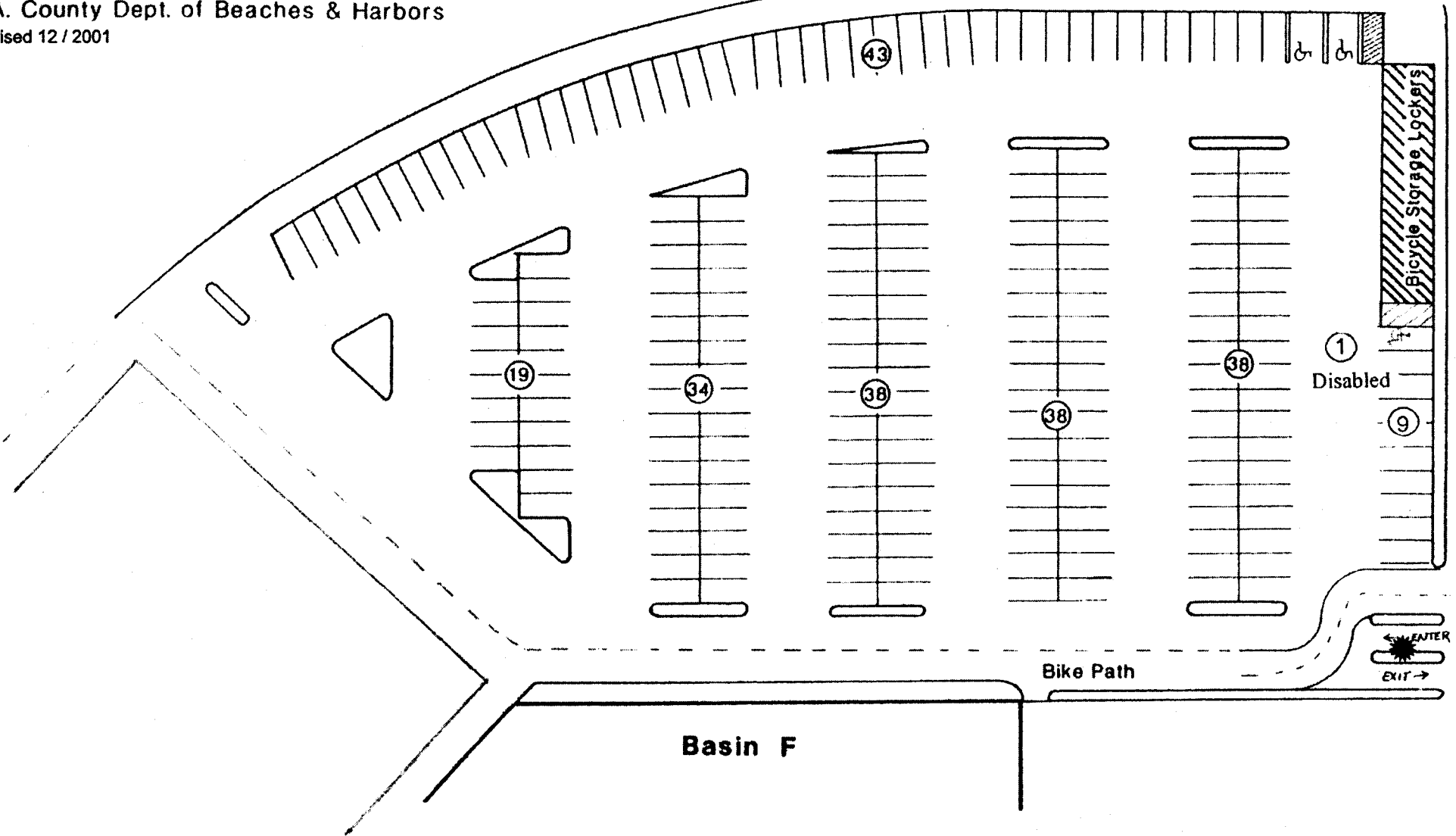
Marina del Rey

S.A. County Dept. of Beaches & Harbors

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Admiralty Way

② Disabled



COASTAL COMMISSION

EXHIBIT # 4
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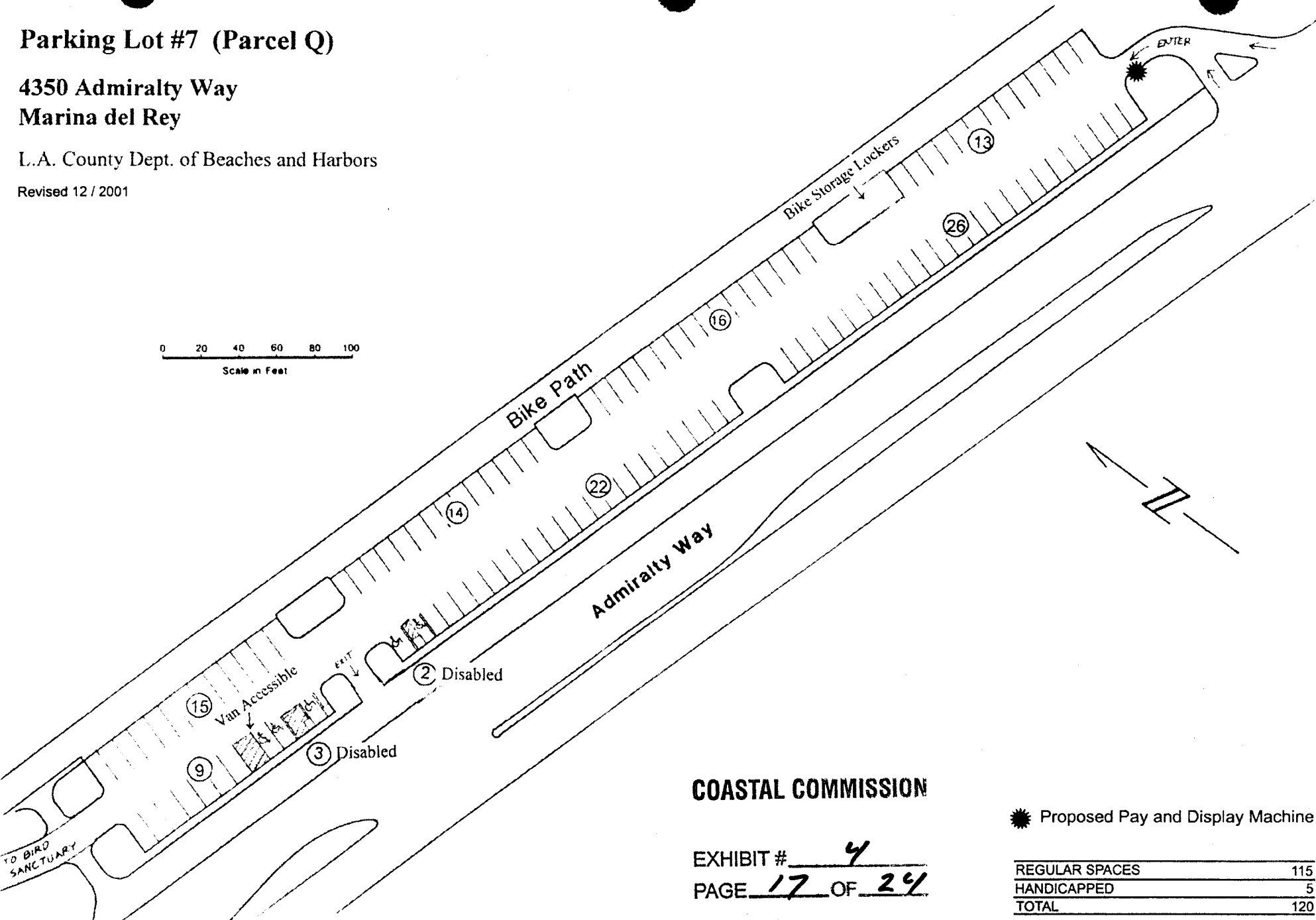
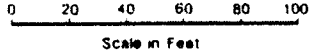
★ Proposed Pay and Display Machine

REGULAR SPACES	228
HANDICAPPED	5
TOTAL	233

Parking Lot #7 (Parcel Q)

4350 Admiralty Way
Marina del Rey

L.A. County Dept. of Beaches and Harbors
Revised 12 / 2001



COASTAL COMMISSION

EXHIBIT # 4
PAGE 17 OF 29

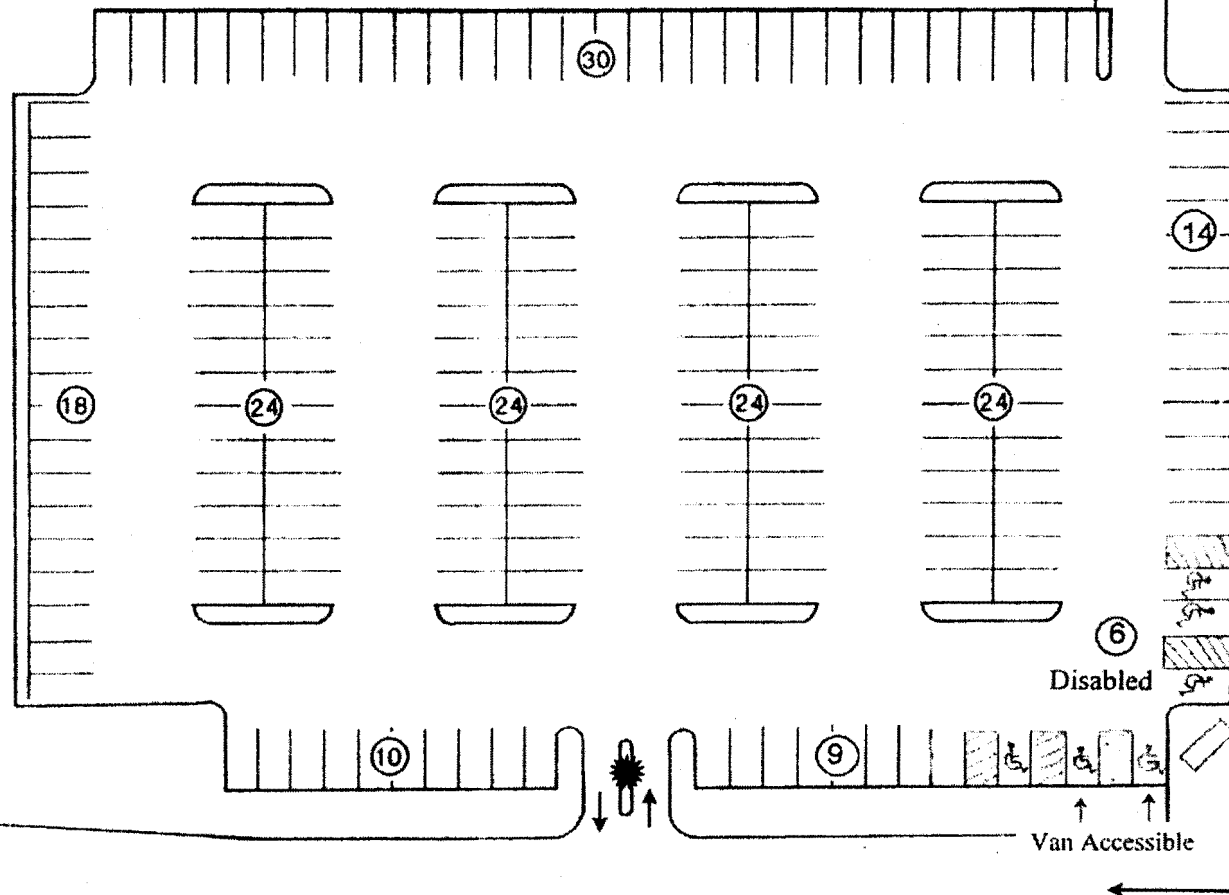
★ Proposed Pay and Display Machine

REGULAR SPACES	115
HANDICAPPED	5
TOTAL	120

Bird Conservation Area

Washington St.

Admiralty Way



Parking Lot #8 (Parcel OT)

4220 Admiralty Way
Marina del Rey

L.A. County Dept. of Beaches and Harbors

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Marina International Hotel

COASTAL COMMISSION

EXHIBIT # 4
PAGE 18 OF 24

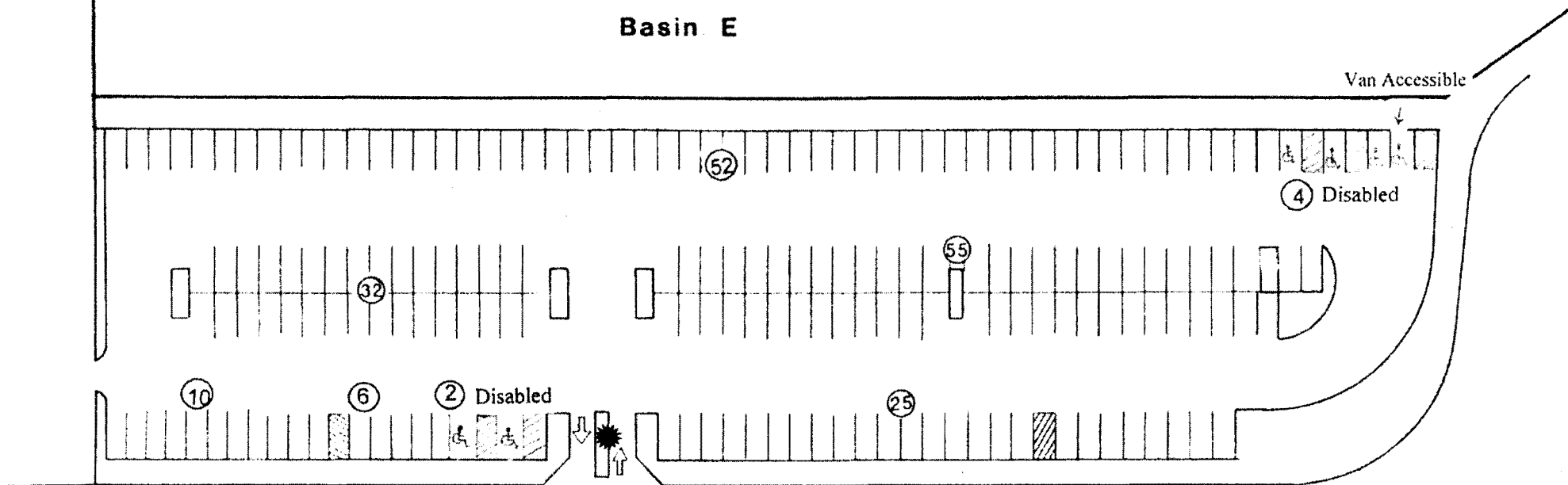
★ Proposed Pay and Display Machine

0 20 40 60 80 100

Scale in Feet

REGULAR SPACES	177
HANDICAPPED	6
TOTAL	183

Basin E



Van Accessible

Palawan Way

15 Min. Parking

Marina Beach
(Basin 'D')

Parking Lot #9 (Parcel N)

14101 Palawan Way
Marina del Rey

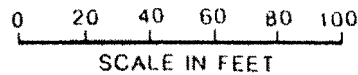
L.A. County Dept. of Beaches and Harbors

Revised 12 / 2001

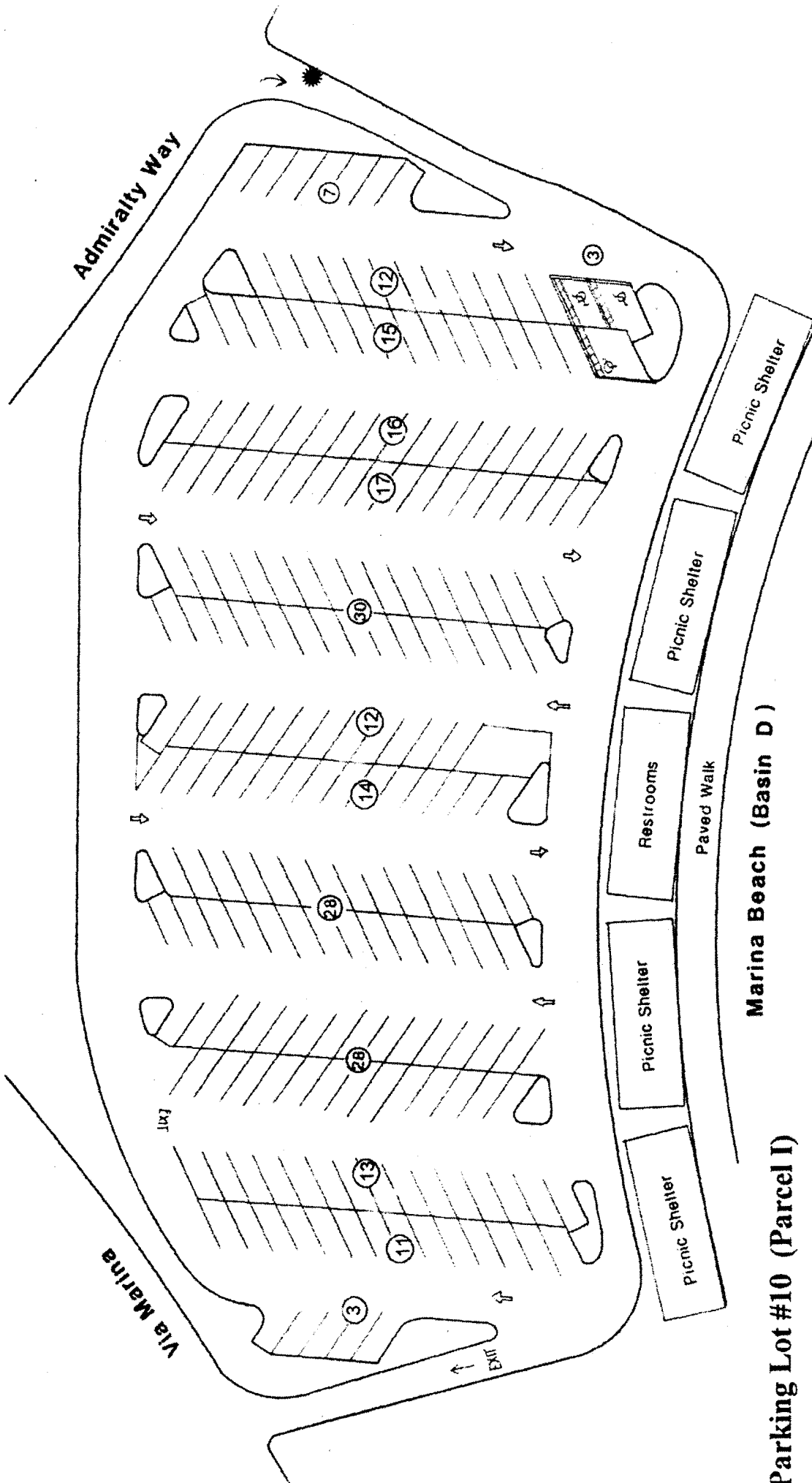
COASTAL COMMISSION

EXHIBIT # 4
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★ Proposed Pay and Display Machine



REGULAR SPACES	180
HANDICAPPED	6
TOTAL	186



Parking Lot #10 (Parcel I)

4101 Admiralty Way
Marina del Rey

L.A. County Dept. of Beaches and Harbors
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Marina Beach (Basin D)

COASTAL COMMISSION

EXHIBIT # 4
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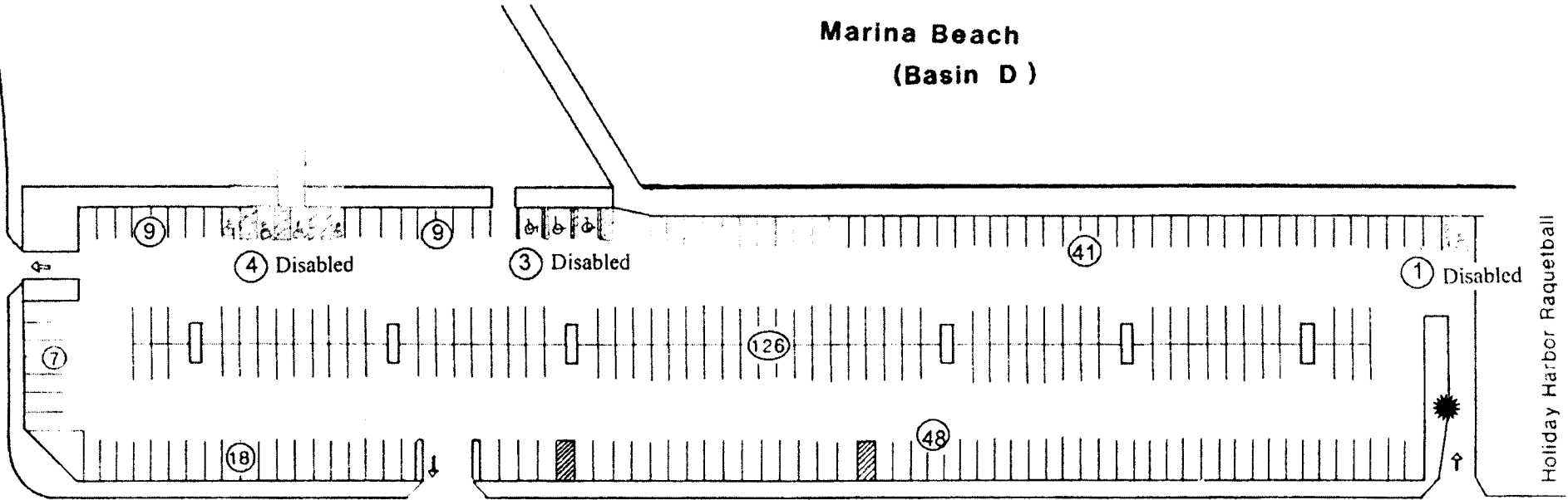
☀ Proposed Pay and Display Machine

REGULAR SPACES	206
HANDICAPPED	3
TOTAL	209

Marina Beach
(Basin D)

Via Marina

Holiday Harbor Raquetball

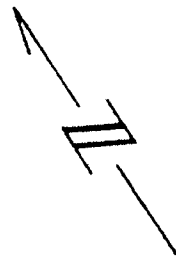
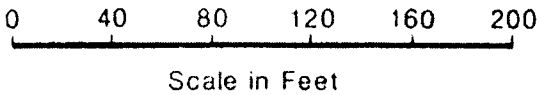


Panay Way

Parking Lot #11 (Parcel GR)

14101 Panay Way
Marina del Rey

L.A. County Dept. of Beaches and Harbors
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COASTAL COMMISSION

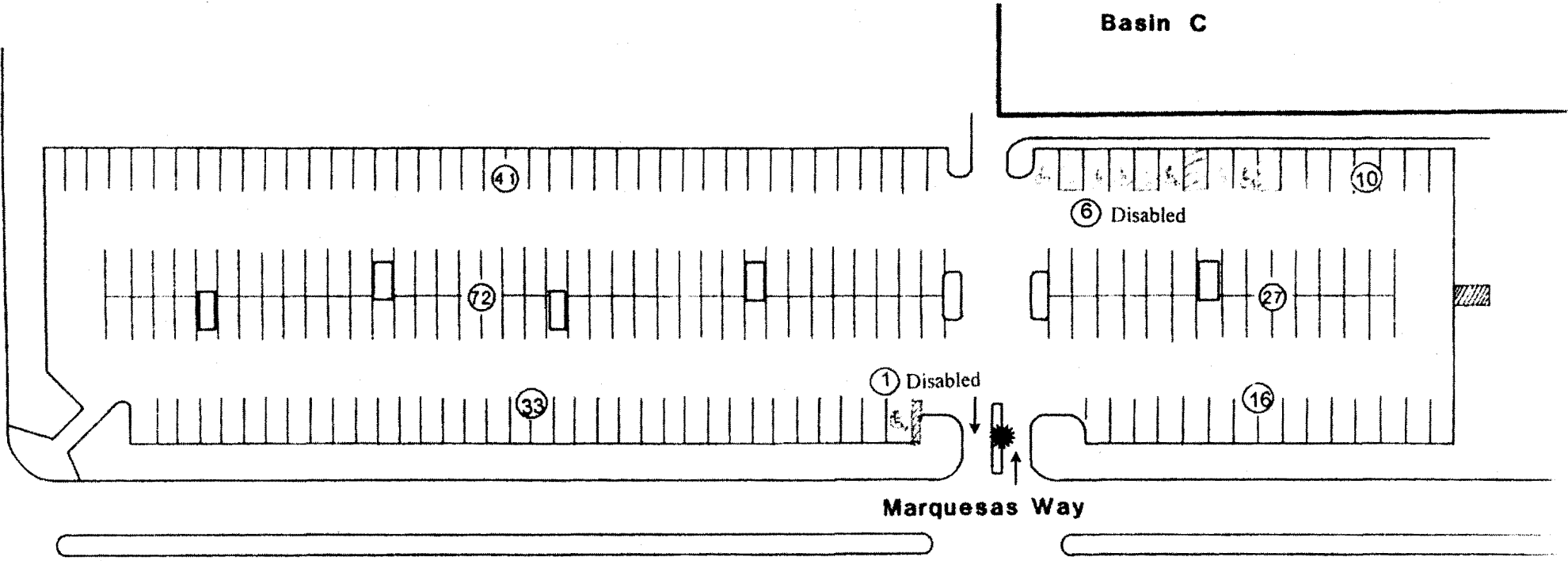
EXHIBIT # 4
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★ Proposed Pay and Display Machine

REGULAR SPACES	258
HANDICAPPED	8
TOTAL	266

Basin C

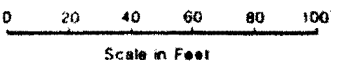
Via Marina



Parking Lot #12 (Parcel FF)

14151 Marquesas Way
Marina del Rey

L.A. County Dept. of Beaches and Harbors
Revised 12 / 2001



COASTAL COMMISSION

EXHIBIT # 4
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☀ Proposed Pay and Display Machine

REGULAR SPACES	199
HANDICAPPED	7
TOTAL	206

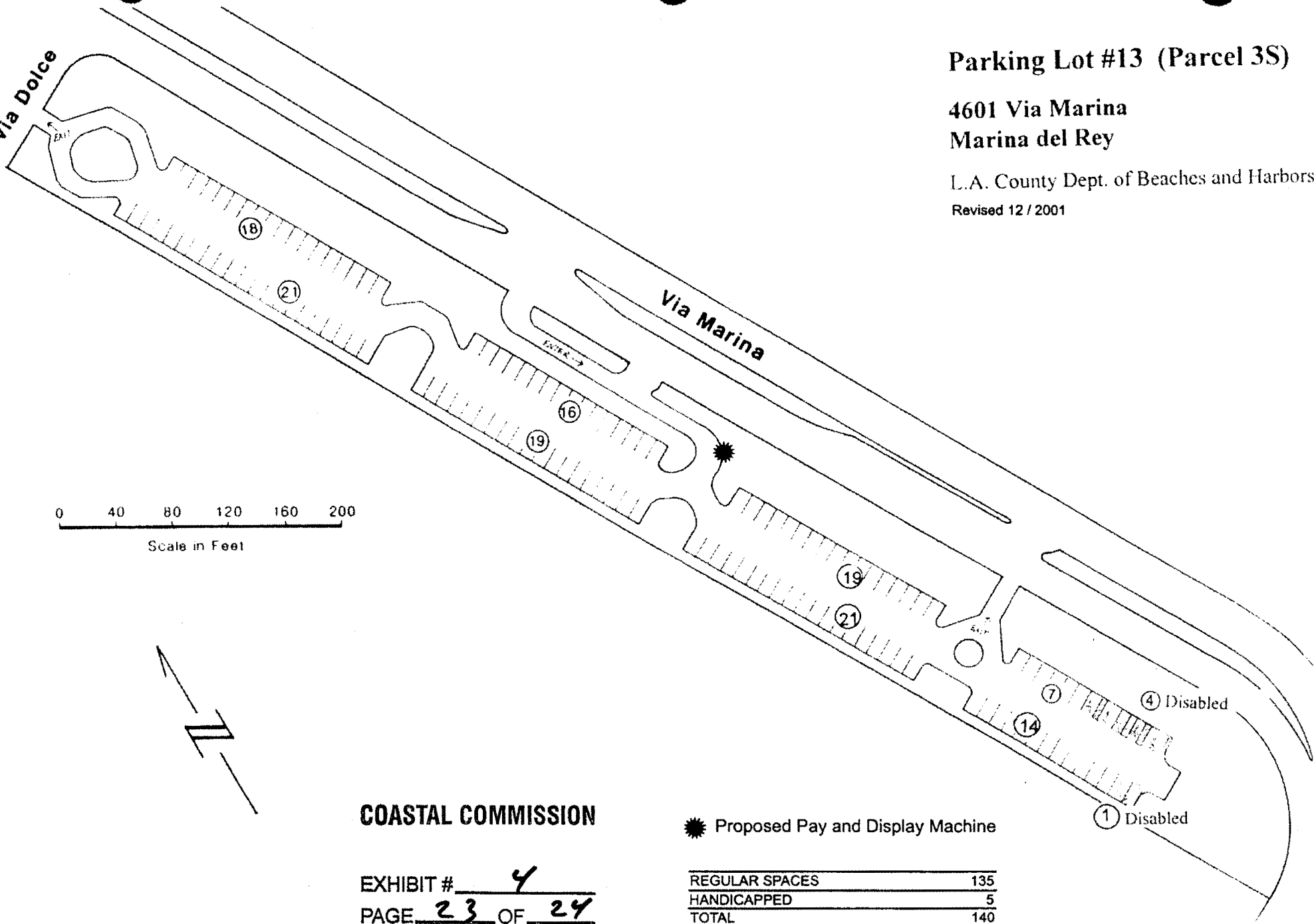
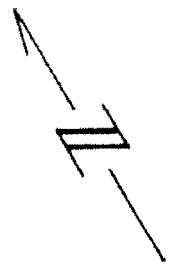
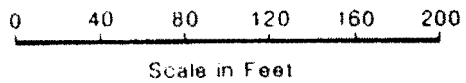
Parking Lot #13 (Parcel 3S)

4601 Via Marina
Marina del Rey

L.A. County Dept. of Beaches and Harbors
Revised 12 / 2001

Via Dolce

Via Marina



COASTAL COMMISSION

EXHIBIT # 4
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★ Proposed Pay and Display Machine

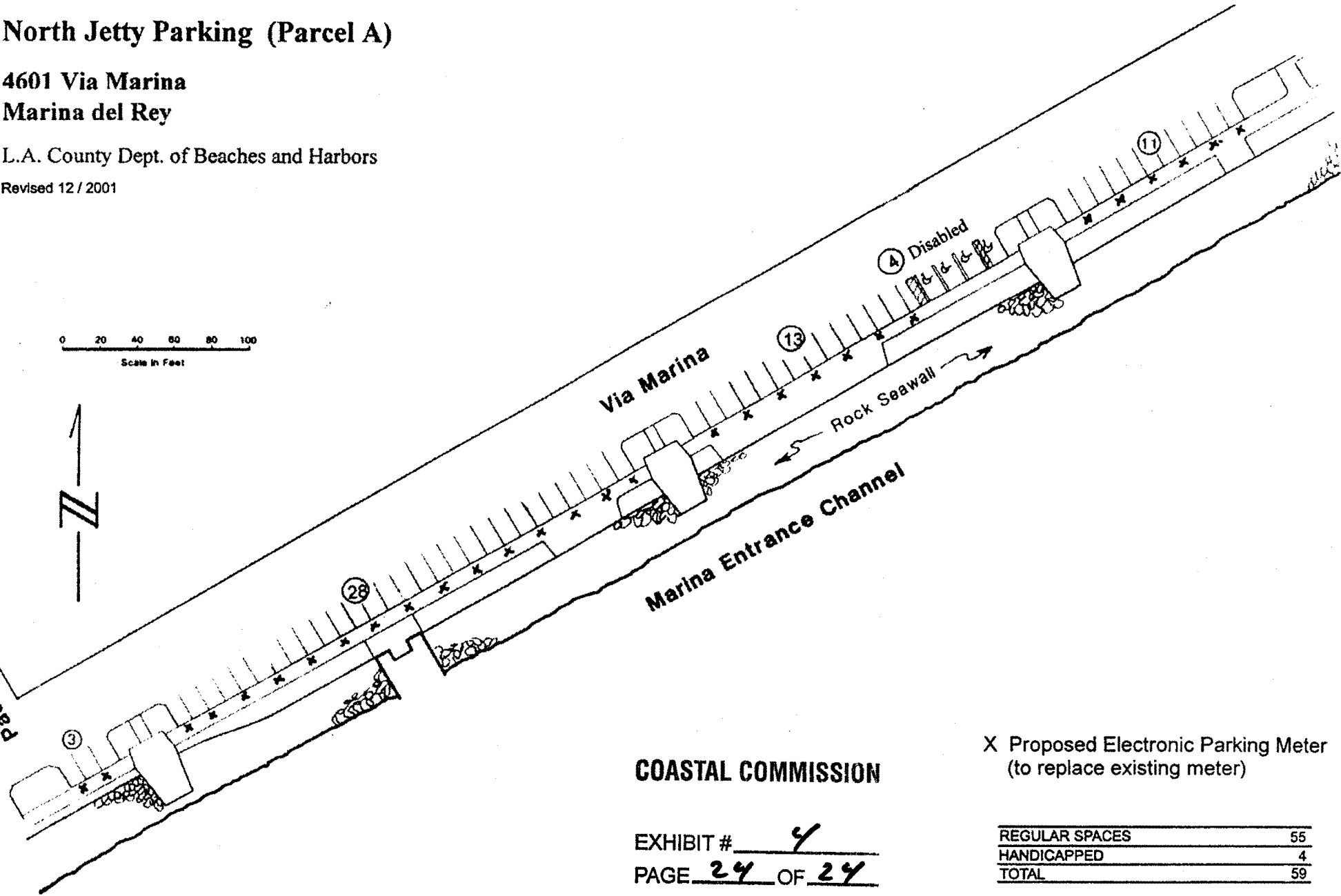
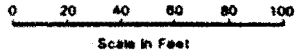
REGULAR SPACES	135
HANDICAPPED	5
TOTAL	140

North Jetty Parking (Parcel A)

4601 Via Marina
Marina del Rey

L.A. County Dept. of Beaches and Harbors

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COASTAL COMMISSION

EXHIBIT # 4
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X Proposed Electronic Parking Meter
(to replace existing meter)

REGULAR SPACES	55
HANDICAPPED	4
TOTAL	59

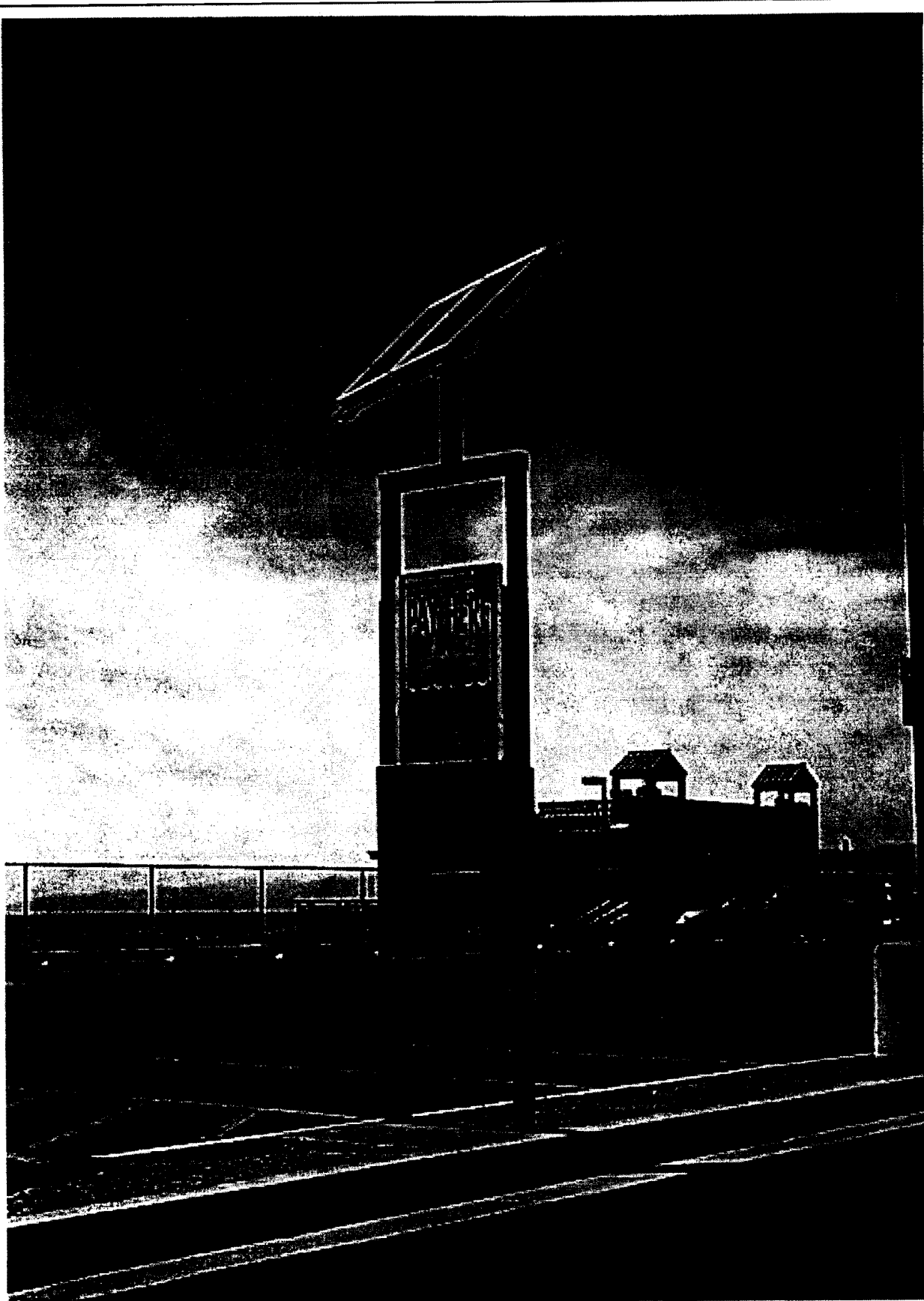
Example of an Existing Honor Box



COASTAL COMMISSION
5-01-470

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COASTAL COMMISSION

5-01-470

EXHIBIT # 56

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Pay and Display Machine

Schramberger

Multi-Space Parking Systems



COASTAL COMMISSION
5-01-470

EXHIBIT # C

PAGE _____ OF _____

Electronic Parking Meter

JUNCAN INDUSTRIES
PARKING METER HOUSING
MODEL 90 Z-5 SINGLE AND DUPLEX



DUNCAN
INDUSTRIES
340 Industrial Park Road
P.O. Box 849
Harrison, Arkansas 72601
<http://www.duncanparking.com>

COASTAL COMMISSION
5-01-470

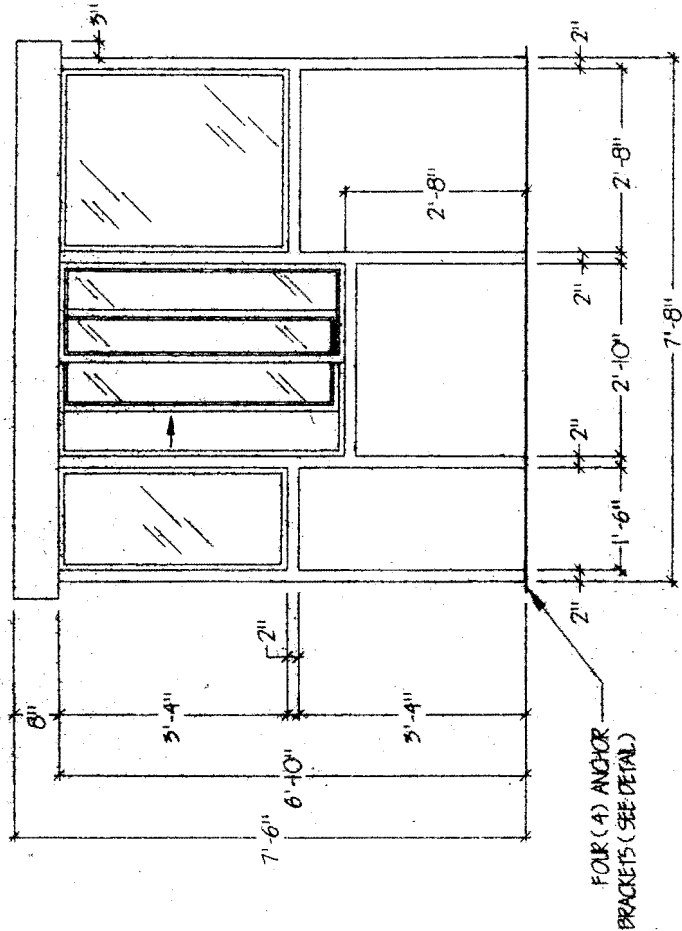
EXHIBIT # 7

PAGE _____ OF _____

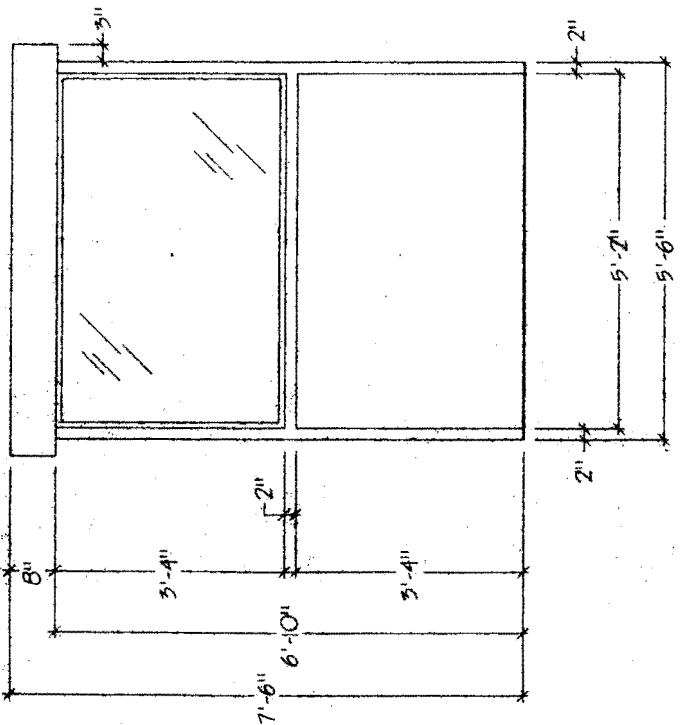
Parking Kiosk

ANCHOR BRACKET DETAIL (T)

SCALE: N.T.S.



LEFT ELEVATION



FRONT ELEVATION

COASTAL COMMISSION

5-07-27

EXHIBIT # 8

PAGE ___ OF ___

